



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager

DATE: April 27, 2015

SUBJECT: Work Session for April 27, 2015

5:00 p.m. (20 min) - TriMet Service Enhancement Study Update. TriMet has been working on a Southwest Service Enhancement Study. The purpose of the study was to gather information about the service needs in the "southwest" area of their service district which includes Tigard, Tualatin, Sherwood and Southwest Portland. The study helped identify service needs. They will use the information to prioritize future service routes or modifications to existing routes to serve out community. Tom Mills from TriMet will provide the City Council with an update regarding the Service Enhancement Plan and potential future service improvements in Tualatin.

5:20 p.m. (15 min) - Ride Connection Service Update. Ride Connection has been working with city staff and community members to better understand the transit needs in Tualatin. They recently updated the routes and services available to citizens. They will provide a presentation to update the City Council on the Tualatin Shuttle routes and their efforts to meet the transit needs of the community.

5:35 p.m. (45 min) - Blocks 28 & 29 / Mohave Court Area Update. Staff is providing information on allowing additional commercial/retail uses in Blocks 28 & 29 of the Central Urban Renewal District (CURD) to prepare the City Council for a public hearing on a Plan Text Amendment (PTA) at the June 8, 2015 meeting. In addition, information is being provided about removing the Metro Employment Area Design Type designation from Blocks 28 & 29.

6:20 p.m. (30 Min) - City Facilities Study Update. Staff will provide information to the City Council regarding the progress of the study, including feedback from the recent open house and online outreach.

6:50 p.m. (5 min) - Council Meeting Agenda Review, Communications & Roundtable. This is an opportunity for the Council to review the agenda for the April 27, 2015 Council meeting and take the opportunity to brief the rest of the Council on any issues of mutual interest.



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Zoe Monahan, Management Analyst
Alice Cannon, Assistant City Manager

DATE: 04/27/2015

SUBJECT: TriMet Southwest Service Enhancement Study Update

ISSUE BEFORE THE COUNCIL:

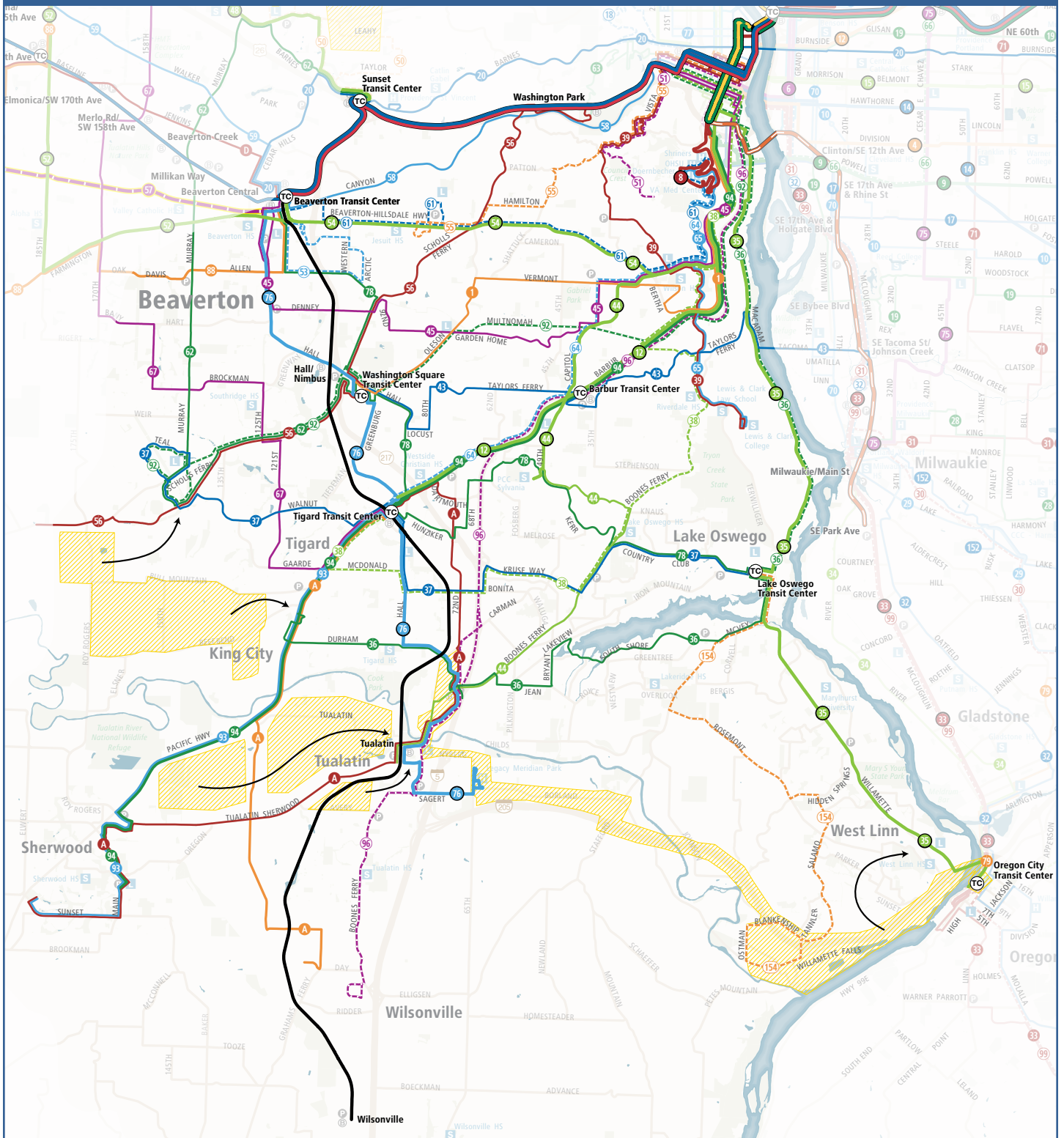
The City Council will hear an update on TriMet's Southwest Service Enhancement Study.

EXECUTIVE SUMMARY:

TriMet has been working on a Southwest Service Enhancement Study. The purpose of the study was to gather information about the service needs in the "southwest" area of their service district which includes Tigard, Tualatin, Sherwood and Southwest Portland. The study helped identify service needs. They will use the information to prioritize future service routes or modifications to existing routes to serve out community. Tom Mills from TriMet will provide the City Council with an update regarding the Service Enhancement Plan and potential future service improvements in Tualatin.

Attachments: Trimet's Southwest Service Enhancement Map

Southwest SEP Refined Draft Vision for Future Service



Bus Service

- Frequent Service
- Standard Service
- Rush-Hour Service
- Proposed High Capacity Transit Service
- Proposed new bus service

Rail Service

- MAX Blue Line
- MAX Green Line
- MAX Orange Line
- MAX Red Line
- MAX Yellow Line
- WES Commuter Rail

Community/Jobs Connector Service Area

Landmarks

- Park & Ride
- Secure Bike Parking
- Transit Center
- High School or College
- Hospital
- Library





MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Zoe Monahan, Management Analyst
Alice Cannon, Assistant City Manager

DATE: 04/27/2015

SUBJECT: Ride Connection service update

ISSUE BEFORE THE COUNCIL:

The City Council will hear an update on Ride Connection's commuter shuttle service to Tualatin's employment areas.

EXECUTIVE SUMMARY:

Ride Connection has been working with city staff and community members to better understand the transit needs in Tualatin. They recently updated the routes and services available to citizens. They will provide a presentation to update the City Council on the Tualatin Shuttle routes and their efforts to meet the transit needs of the community.

Attachments: [Ride Connection Brochure](#)
[Ride Connection Route Map](#)

TUALATIN SHUTTLE

DRAFT

The Tualatin Shuttle is a “deviated fixed route” service intended to provide transportation for commuters to and from the Tualatin WES station. The Tualatin Shuttle is free and open to the public.

FLAG STOPS

If you are along the route, and not near a designated stop, you can “flag” or simply waving to signal the bus driver to stop. Be sure to stand on the correct side of the road. Passengers may request on-route stops when boarding as well. Street and traffic conditions may make it unsafe for a driver to perform a flag stop where requested.

OFF-ROUTE STOPS / DEVIATIONS

We will deviate up to 1/2 mile off route to pick you up or drop you off for one leg of your trip (see shaded area on map). Off-route stop requests should be scheduled with our dispatcher at least one day in advance. Only one scheduled deviation (pick-up or drop-off) is allowed per loop, however, multiple passengers may use the same deviation.

To schedule a deviation, please call 503-226-0700 between 7:30am and 5:00pm Monday through Friday.

BIKE RACKS AND ACCESSIBILITY

All buses are accessible and equipped with bike racks and lifts.

SEVERE WEATHER

On days with severe weather such as ice or snow, Tualatin Shuttle schedules may follow snow routes. Or all service may be suspended until weather improves. If conditions warrant a closure or change in operations, information will be available on our website: www.rideconnection.org. You can also call 503-226-0700.

HOLIDAY CLOSURES

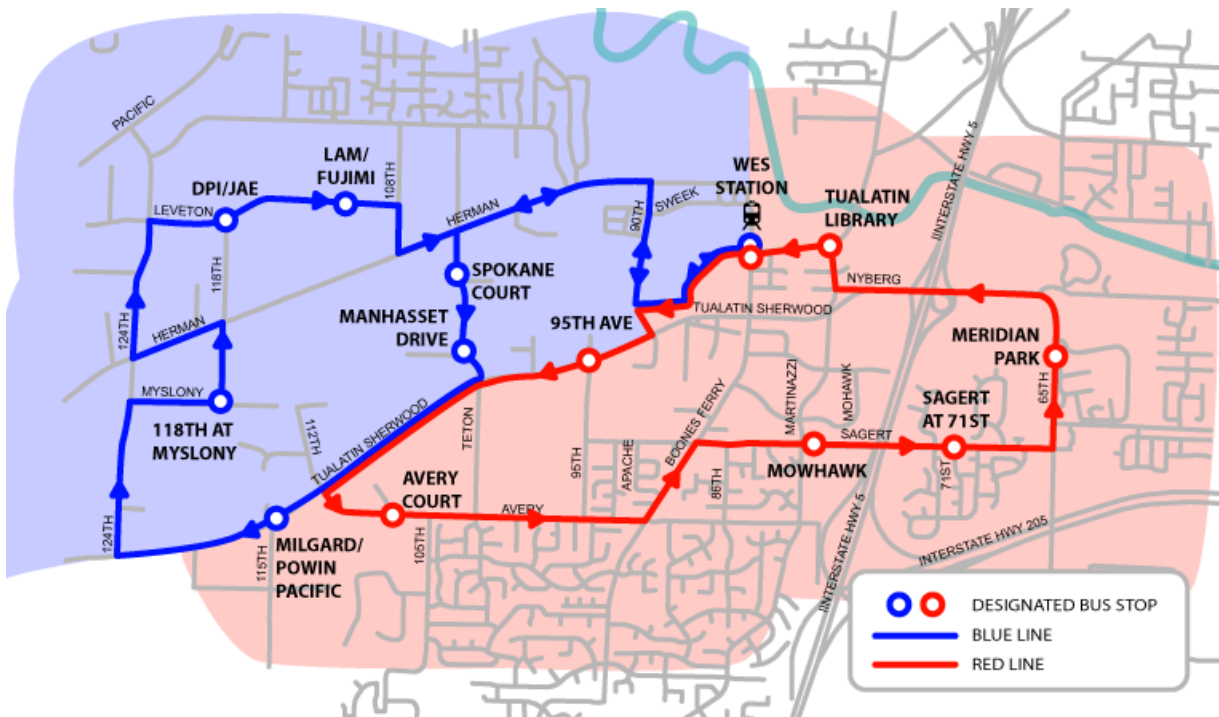
Service will not be available on: New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day. If a listed holiday occurs on a Saturday, the observed holiday will be the Friday before. If the holiday occurs on a Sunday, the holiday will be observed on Monday.

CUSTOMER COMMENTS

Your input is appreciated! Feel free to contact us: 503-226-0700 or info@rideconnection.org

WE RESPECT CIVIL RIGHTS. For a copy of our policy, please call 503-528-1721

To request this brochure in an alternate format, please call 503-528-1721



BLUE LINE SCHEDULE

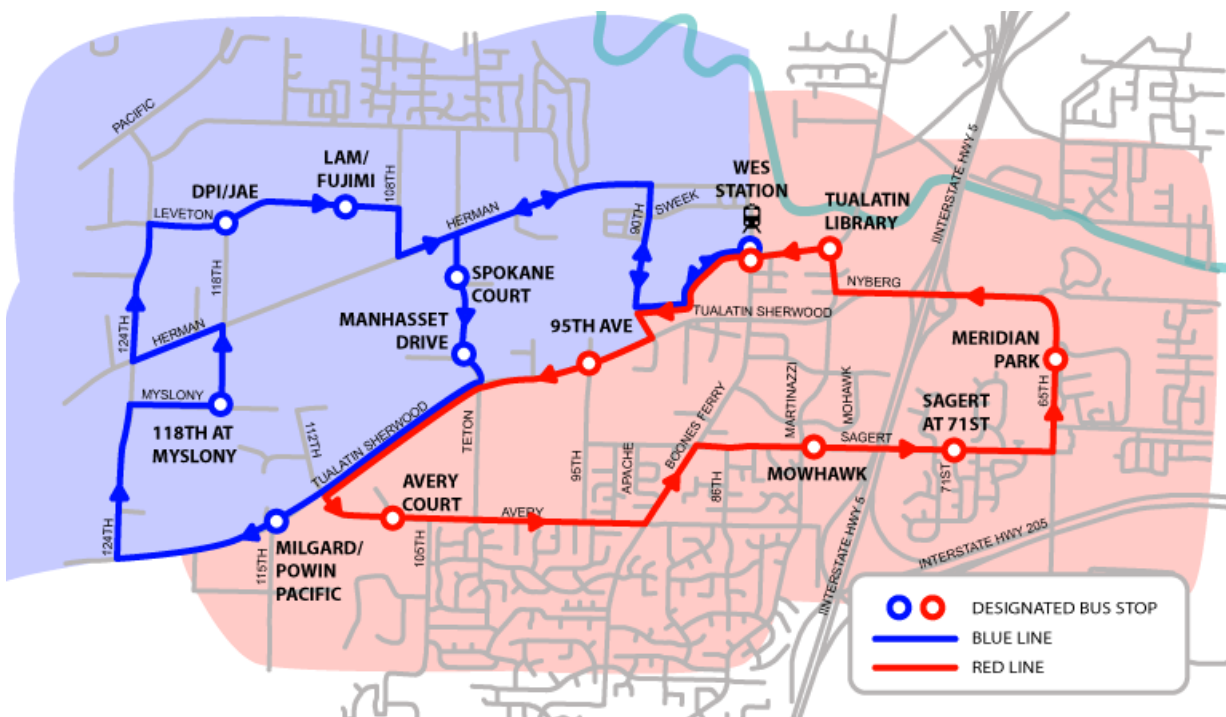
Southbound WES Arrival Time	Depart WES Station	SW Spokane Court	Manhasset Drive	Milgard/Powin Pacific	118th at Myslony	DPI/JAE	LAM/Fujimi	Arrive WES Station	Northbound WES Departs
---	5:32	5:37	5:38	5:42	5:45	5:49	5:50	5:55	
6:15	6:16	6:21	6:22	6:26	6:29	6:33	6:34	6:42	
6:45	6:46	6:51	6:52	6:56	6:59	7:03	7:04	7:12	
7:15	7:16	7:21	7:22	7:26	7:29	7:33	7:34	7:42	
7:45	7:46	7:51	7:52	7:56	7:59	8:03	8:04	8:12	
8:15	8:16	8:21	8:22	8:26	8:29	8:33	8:34	8:42	
8:45	8:46	8:51	8:52	8:56	8:59	9:03	9:04	9:12	
9:15	9:16	9:21	9:22	9:26	9:29	9:33	9:34	9:42	
		3:14	3:15	3:19	3:22	3:26	3:27	3:35	3:38
		3:44	3:45	3:49	3:52	3:56	3:57	4:05	4:08
		4:14	4:15	4:19	4:22	4:26	4:27	4:35	4:38
		4:44	4:45	4:49	4:52	4:56	4:57	5:05	5:08
		5:14	5:15	5:19	5:22	5:26	5:27	5:35	5:38
		5:44	5:45	5:49	5:52	5:56	5:57	6:05	6:08
		6:14	6:15	6:19	6:22	6:26	6:27	6:35	6:38
		6:44	6:45	6:49	6:52	6:56	6:57	7:05	7:08

\$No Fare Required

PM times in **BOLD**

TUALATIN SHUTTLE

Let us get you to work!



RED LINE SCHEDULE

Southbound WES Arrival Time	Leave WES Station	95th Court	Avery Court	Mohawk	SW Sagert St. at SW 71st Ave.	Legacy Meridian Park	Tualatin Library	Arrive WES Station	Northbound WES Departs
---	5:02	5:05	5:10	5:16	5:17	5:19	5:24	5:28	
---	5:32	5:35	5:40	5:46	5:47	5:49	5:54	5:58	
6:15	6:16	6:19	6:24	6:30	6:31	6:33	6:38	6:42	
6:45	6:46	6:49	6:54	7:00	7:01	7:03	7:08	7:12	
7:15	7:16	7:19	7:24	7:30	7:31	7:33	7:38	7:42	
7:45	7:46	7:49	7:54	8:00	8:01	8:03	8:08	8:12	
8:15	8:16	8:19	8:24	8:30	8:31	8:33	8:38	8:42	
8:45	8:46	8:49	8:54	9:00	9:01	9:03	9:08	9:12	
		3:12	3:17	3:23	3:24	3:26	3:31	3:35	3:38
		3:42	3:47	3:53	3:54	3:56	4:01	4:05	4:08
		4:12	4:17	4:23	4:24	4:26	4:31	4:35	4:38
		4:42	4:47	4:53	4:54	4:56	5:01	5:05	5:08
		5:12	5:17	5:23	5:24	5:26	5:31	5:35	5:38
		5:42	5:47	5:53	5:54	5:56	6:01	6:05	6:08
		6:12	6:17	6:23	6:24	6:26	6:31	6:35	6:38
		6:42	6:47	6:53	6:54	6:56	7:01	7:05	7:08

\$No Fare Required

PM times in **BOLD**



The Tualatin Shuttle serves the WES Transit Center and many businesses within Tualatin. The shuttle is designed for commuters and is free of charge. Just jump on at a stop or feel free to call for more details!
503.226.0700

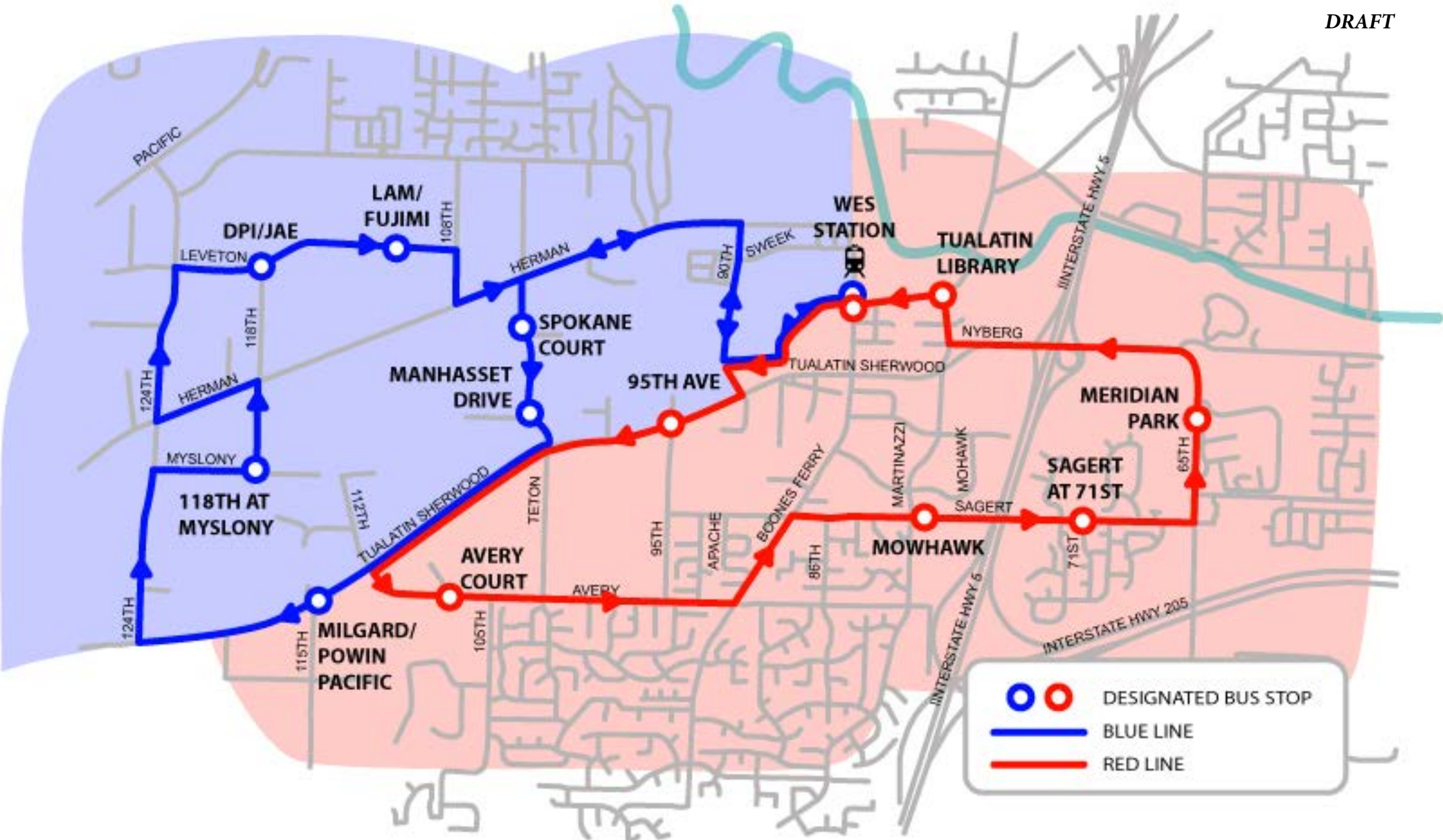
We do our best to stay on schedule, however, times may be changed by up to 5 minutes past the scheduled stop time to adjust for traffic conditions.

THE TUALATIN SHUTTLE

Is operated by:



9955 NE Glisan St.
Portland, OR 97220
rideconnection.org
503.226.0700 | TTY : 711





MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Cindy Hahn, Associate Planner
Aquilla Hurd-Ravich, Planning Manager and Alice Cannon, Assistant City Manager

DATE: 04/27/2015

SUBJECT: Blocks 28 & 29 - Preview of Proposed Code Language for PTA-15-02 and Removal of Metro Employment Area Design Type Designation

ISSUE BEFORE THE COUNCIL:

Staff is providing information on allowing additional commercial/retail uses in Blocks 28 & 29 of the Central Urban Renewal District (CURD) to prepare the City Council for a public hearing on a Plan Text Amendment (PTA) at the June 8, 2015 meeting. In addition, information is being provided about removing the Metro Employment Area Design Type designation from Blocks 28 & 29.

EXECUTIVE SUMMARY:

Background

Urban Renewal Blocks 28 & 29 include 23 properties south of Old SW Tualatin-Sherwood Road and north and west of the railroad tracks in the southwest part of downtown Tualatin. (See Attachment 1 for a map of the area.) The underlying planning district is Light Manufacturing (ML). General Commercial (CG) uses are allowed by the Central Urban Renewal District (CURD). Central Commercial (CC) uses are not permitted in Blocks 28 & 29. Existing land uses in the area currently includes a mix of light manufacturing and auto-oriented commercial/retail.

The City receives numerous requests to allow CC uses, such as health and fitness facilities and studios. These uses are currently either allowed in limited size and as subordinate uses to manufacturing on any given property, or are prohibited outright. The 2005 Town Center Plan identified the need to rezone the entire area to CG, which allows CC uses outright.

At work sessions in March and April 2014 the City Council discussed zoning options for Blocks 28 & 29. Council directed staff to move forward with a PTA that would allow CC uses, but restrict some of the uses based on size and scale to control traffic congestion on SW Tualatin-Sherwood Road and at major intersections in downtown.

Plan Text Amendment 15-02

Plan Text Amendment (PTA) 15-02 proposes to allow more flexibility in uses in Blocks 28 & 29 of the CURD by amending Chapter 60: Light Manufacturing (ML) Planning District of the Tualatin Development Code (TDC). The proposed code changes would accomplish the following:

- Increase flexibility in the types of uses, thus responding to market pressures
- Minimize impacts on surrounding intersections and the I-5 /Nyberg interchange
- Make some existing non-conforming uses conforming
- Allow existing uses, including light industrial uses, to remain conforming.

The proposed code language is included as Attachment 2 to this report. The proposed amendment would change uses in Blocks 28 & 29 (in the ML planning district) as follows:

- Add: Assembly, packaging, and treatment of beer and other alcohol products, with or without a tasting or tap room
- Prohibit currently allowed uses: Automobile service station, with or without a mini-mart; and motel or tourist court
- Limit: Size of all commercial/retail uses to 60,000 square feet per property
- Allow: Outdoor seating associated with tasting or tap rooms and eating and drinking establishments
- Add: Three office, 17 retail, and 15 service uses:
 - Office:
 - Medical-dental clinic
 - Business or professional office
 - Real estate office
 - Retail:
 - Antique shop or secondhand store
 - Appliance store (incidental repairs only)
 - Automobile accessory sales and auto parts retailing and wholesaling
 - Bicycle sales, service or repair
 - Book store
 - Clothing store
 - Florist
 - Furniture store (non-warehouse type)
 - Hardware store
 - Jewelry store
 - Pawn shop
 - Pet shop
 - Plant shop
 - Record or music shop
 - Scientific or professional instrument sales or repair
 - Sporting goods store
 - Stationary store
 - Service:
 - Barber or beauty shop
 - Blueprinting, photostating, printing, lithographing, or other reproduction process
 - Business college
 - Business machine sales, service or repair
 - Eating and Drinking Establishments:
 - Catering establishment
 - Tavern or cocktail lounge
 - Health or fitness facility

- Laundry or drycleaning establishment
- Locksmith or gunsmith
- Magazine or newspaper distribution agency
- Radio or television service
- Shoe repair shop
- Studio, including music, art, dancing, photography or health
- Telephone or telegraph exchange
- Watch and clock repair
- Other uses of similar character, found by the Planning Director to meet the purpose of this district, as provided by TDC 31.070

In addition to the above, the following General Commercial (CG) uses already are allowed in Blocks 28 & 29:

- Office:
 - Veterinarian's office or animal hospital
- Retail:
 - Boat, boat motor and boat trailer sales (with restrictions)
 - Building and home improvement materials and supplies retail sales (with restrictions)
 - Feed and seed store
 - Motorcycle sales and service
 - Recreational water, snow, and land vehicle sales and service
- Service:
 - Automobile glass shop; auto leasing office; auto service shop; and auto tire shop (with restrictions)
 - Automobile towing company office and dispatch office (with restrictions)
 - Dental laboratory
 - Eating and Drinking Establishments:
 - Drive-in restaurant (with restrictions)
 - Take-out restaurant (with restrictions)
 - Frozen food locker
 - Memorial planning and products center
 - Nursery or greenhouse
 - Optical lens grinder
 - Photo processing
 - Publishing house
 - Rental of various small equipment, tools and devices
 - Taxidermy shop
 - Testing laboratory

PTA-15-02 also proposes to make one clarification in Conditional Use section TDC 60.040(n) related to retail automobile service stations, and delete TDC 60.050 Prohibited Uses from the ML planning district. These are "clean up" measures that fix conflicts and confusion about uses in this district and Blocks 28 & 29.

Transportation Analysis

The City hired DKS Associates to complete a transportation analysis to provide guidance for redevelopment potential of the area. At the same time, staff engaged the Commercial Citizen

Involvement Organization (CIO) Development Planning Advisory Group (DPAG), the Chamber of Commerce, and owners of property in Blocks 28 & 29 in more detailed discussions about allowing more flexibility in uses in this part of the City. In addition, staff consulted with Metro, ODOT, and Washington County about the proposed amendment.

The Transportation Analysis prepared by DKS Associates included two trip generation scenarios: Existing Zoning and Proposed Zoning. Land use characteristics of each scenario are shown below in Table 1 and a trip generation comparison is shown in Table 2.

Table 1. Land Use Characteristics by Scenario (Share of Gross Square Footage)		
Land Use Type	Existing Zoning	Proposed Zoning
Industrial	35%	20%
Office	3%	10%
Commercial/Retail/Fitness	62%	70%

Table 2. Trip Generation Comparison			
Time Period	Existing Zoning	Proposed Zoning	Potential Change
Daily Trips	5,066	5,042	-23
PM Peak Hour Trips	403	386	-17

The Transportation Analysis found that the proposed zoning change would not significantly increase daily trips or PM Peak Hour trips, and there would be no level of service (mobility standard) impacts at adjacent intersections for the Transportation System Plan horizon year (2035) under the proposed zoning scenario. Further, because the proposed zoning change would not generate significantly more vehicle trips, the Transportation Planning Rule requirements (OAR 660-012-0060) would be sufficiently met. The full Transportation Analysis report is contained in Attachment 3 to this report.

Metro Employment Area Design Type Designation

Title 4 of the Metro Urban Growth Management Functional Plan addresses industrial and other employment areas in the Urban Growth Boundary (UGB). The purpose of Title 4 is to "provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas (RSIAs), Industrial and Employment Areas". Title 4 further directs cities and counties to "include measures to limit new buildings for retail commercial uses - such as stores and restaurants - and retail and professional services that cater to daily customers - such as financial, insurance, real estate, legal, medical and dental offices - in order to ensure that they serve primarily the needs of workers in the area". Blocks 28 & 29 are designated Employment Area (EA) on the Employment and Industrial Areas Map.

The intent of Title 4 may not be met with the changes proposed in PTA-15-02 for Blocks 28 & 29. However, the area is in transition and currently only has about 35% industrial uses as compared with 65% in commercial/retail use. The City is requesting that Metro remove the EA designation given the current amount of industrial uses and the transitional status of the area. This process requires the City to submit a letter to Metro's COO and address criteria as to why the Design Type should be removed. Staff is seeking City Council authorization for the City Manager to initiate this process which will take about 30 days to complete after Metro receives the request. Attachment 4 includes a draft of the proposed letter to Metro including findings which address the criteria.

Public Involvement

Staff engaged the Commercial Citizen Involvement Organization (CIO) Development Planning Advisory Group (DPAG), the Chamber of Commerce, and business and property owners in Blocks 28 & 29 in detailed discussions about allowing more flexibility in uses. Between December 2014 and February 2015, the DPAG met with or consulted all of the property owners in Blocks 28 & 29 to obtain their feedback. All property owners who expressed an opinion about the proposed changes saw the proposed additional low traffic commercial/retail uses as sensible and/or very helpful for the economic development of the area. Attachment 5 contains a summary of property owner feedback.

Staff also consulted with Metro, ODOT, and Washington County about the proposed amendment. The 60,000 square foot limitation on commercial/retail uses proposed in PTA-15-02 addresses ODOT's concern about potential transportation impacts on SW Tualatin-Sherwood Road and the I-5 interchange. The request to remove the EA designation of Blocks 28 & 29 addresses Metro's concern about Title 4 compliance. Washington County's concerns about potential transportation impacts were fully addressed with the analysis completed by DKS Associates.

In addition, an Open House was held on March 31, 2015, to discuss the proposed code changes and gather feedback from property owners and businesses in Blocks 28 & 29. Roughly 15 individuals, including business and property owners, attended the Open House. All were generally supportive of the proposed changes and appreciated being involved in the decision-making process. Attachment 6 summarizes written comments received at the Open House.

Next Steps

Staff will submit the request to remove the EA designation on Blocks 28 & 29 from Metro's Employment and Industrial Areas Map to the Metro COO for review.

Staff will request a recommendation from the Planning Commission to the City Council on PTA-15-02 at the May meeting. A public hearing on the proposed amendment is scheduled for June 8, and staff anticipates bringing an ordinance to City Council on June 22.

Attachments: [Attachment 1. Area Map](#)
 [Attachment 2. Draft Code Language](#)
 [Attachment 3. Transportation Analysis](#)
 [Attachment 4. Letter to Metro](#)
 [Attachment 5. DPAG Comment Summary](#)
 [Attachment 6. Open House Summary](#)
 [Attachment 7. Presentation](#)

Post Office

Tualatin Sherwood Rd

Dutch Bros

Applebee's

McDonald's

90th Ct

Warm Springs St

Boones Ferry Rd



DRAFT CODE LANGUAGE
PTA-15-02

Section 1. TDC 60.030 is amended to read as follows:

Section 60.030 Central Urban Renewal Plan - Additional Permitted Uses in Blocks 28 and 29.

~~In the Central Urban Renewal District, additional uses are permitted only on the blocks listed below, as shown on Map 9-3.~~

~~(1) Uses permitted in the CG District, conforming to the standards of the CG District, and excluding any use permitted in the CG District for Blocks 28 and 29. Notwithstanding the preceding sentence, limited use of take-out restaurants, smaller than 1,500 square feet, and with a seating capacity of 50 or less, will be allowed on Blocks 28 and 29. No drive-up windows will be allowed. No portion of such restaurant shall be closer than 200 feet from any public street right-of-way, unless the right-of-way is separated from the restaurant by railroad right-of-way, in which case the restaurant shall be no closer to the public street right-of-way than 100 feet. The restaurant must be intended to serve primarily the employees and customers of uses in the immediate vicinity. Retail uses permitted in the CG District, excluding any use permitted in the CG District, are permitted to be greater than 60,000 square feet of gross floor area per building or business in areas designated Employment Area or Industrial Area on Map 9-4.~~

(1) The following uses are permitted in Blocks 28 and 29 of the Central Urban Renewal Plan, as shown on Map 9-3:

(a) Office Uses:

- (i) Business or professional office.
- (ii) Medical-dental clinic.
- (iii) Real estate office.
- (iv) Veterinarian's office or animal hospital.

(b) Retail Uses:

- (i) Antique shop or secondhand store.
- (ii) Appliance store (incidental repairs only).
- (iii) Automobile accessory sales and auto parts retailing and wholesaling.
- (iv) Bicycle sales, service or repair.

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- (v) Boat, boat motor and boat trailer sales (does not include maintenance, service or repair), provided the boats do not exceed 18 feet in length, the boat motors do not exceed 40 horsepower, and the boat trailers are single axle.
- (vi) Book store.
- (vii) Building and home improvement materials and supplies retail sales, including garden tractors not exceeding 25 horsepower.
- (viii) Business machines sales, service or repair.
- (ix) Clothing store.
- (x) Feed and seed store.
- (xi) Florist.
- (xii) Furniture store (non-warehouse type).
- (xiii) Hardware store.
- (xiv) Jewelry store.
- (xv) Motorcycle sales and service.
- (xvi) Pawn shop.
- (xvii) Pet shop.
- (xviii) Plant shop.
- (xix) Record or music shop.
- (xx) Recreational water, snow, and land vehicles sales and service.
- (xxi) Scientific or professional instrument sales or repair.
- (xxii) Sporting goods store.
- (xxiii) Stationery store.

(c) Service Uses:

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- (i) Automobile glass shop; auto leasing office with no more than five autos stored on site; auto service shop, including but not limited to, service for air conditioners, electrical, brakes, washing, mufflers, oil or lubrication, sound, transmissions, tune-up, and upholstery; and auto tire shop.
- (ii) Automobile towing company office and dispatch office (no outdoor storage of towed vehicles).
- (iii) Barber or beauty shop.
- (iv) Blueprinting, photostating, printing, lithographing, or other reproduction process.
- (v) Business college.
- (vi) Dental laboratory.
- (vii) Eating and Drinking Establishment, including drive-in restaurants, take-out restaurants, catering establishments, taverns, and cocktail lounges, subject to the following provisions:
 - (1) Drive-throughs are prohibited; and
 - (2) Take-out restaurants must be smaller than 1,500 square feet, seat no more than 50 people, and be located at least 200 feet away from a public street right-of-way, unless the right-of-way is separated from the restaurant by railroad right-of-way, in which case the restaurant must be at least 100 feet away from a public street right-of-way.
- (viii) Frozen food locker.
- (ix) Health or fitness facility.
- (x) Laundry or drycleaning establishment.
- (xi) Locksmith or gunsmith.
- (xii) Magazine or newspaper distribution agency.
- (xiii) Memorial planning and products center.
- (xiv) Nursery or greenhouse (allowed outdoors).

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PTA-15-02

- (xv) Optical lens grinder.
- (xvi) Photo processing.
- (xvii) Publishing house.
- (xviii) Radio or television service.
- (xix) Rental of various small equipment, tools, and devices.
- (xx) Shoe repair shop.
- (xxi) Studio, including music, art, dancing, photography or health.
- (xxii) Taxidermy shop.
- (xxiii) Telephone or telegraph exchange.
- (xxiv) Testing laboratory.
- (xxv) Watch and clock repair.

(d) Other Uses:

- (i) Assembly, packaging, and treatment of beer and other alcohol products, with or without a tasting or tap room.
- (ii) Other uses of similar character, when found by the Planning Director to meet the purpose of this district, as provided by TDC 31.070.

(2) All uses permitted in subsection (1) must be conducted wholly within an enclosed building, except the following:

(a) Building and home improvement materials and supplies retail sales store's that have a gross floor exceeding 50,000 square feet may have an outdoor storage, display, and sales area subject to the following provisions:

- (i) the outdoor area must abut a wall of the store,
- (ii) the outdoor area must not exceed 15,000 square feet,
- (iii) no less than 50 percent of the outdoor area must be covered by a permanent roof,

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PTA-15-02

- (iv) all sides of the outdoor area not abutting a wall of the store must be screened with a sight obscuring fence, wall, berm, or dense evergreen landscaping not less than 6 feet in height as approved through the Architectural Review process, and
- (v) stored materials must not exceed the height of the sight obscuring barrier when viewed from street level.

(b) Eating and Drinking Establishment, including drive-in restaurants, take-out restaurants, catering establishments, taverns, and cocktail lounges may have outdoor seating.

(c) Retail sales of boats, motors, and trailers may have an outdoor storage, display, and sales area subject to the following provisions:

- (i) the sales of boats, motors, and trailers must not be the primary products sold by the store;
- (ii) the outdoor area must abut a wall of the store,
- (iii) the outdoor area must not exceed 5,000 square feet,
- (iv) no less than 25 percent of the outdoor area must be covered by a permanent roof,
- (v) all sides of the outdoor area not abutting a wall of the store must be screened with a sight obscuring fence, wall, berm, or dense evergreen landscaping not less than six feet in height as approved through the Architectural Review process, and
- (vi) stored materials must not exceed the height of the sight obscuring barrier when viewed from street level.
- (vii) the boats do not exceed 18 feet in length;
- (viii) the boat motors do not exceed 40 horsepower; and
- (ix) the boat trailers are single axle.

(3) All uses, or combination of uses, permitted in subsection (1) cannot exceed 60,000 square foot per parcel.

(4) Notwithstanding TDC 60.040(1)(n), allowing retail automobile service stations and nonretail cardlock stations as a conditional use, retail automobile service stations

DRAFT CODE LANGUAGE
PTA-15-02

and nonretail cardlock stations are prohibited in Blocks 28 and 29 of the Central Urban Renewal Plan.

(5) To the extent any provision of the Tualatin Development Code conflicts with this Section, this Section controls.

Section 2. Tualatin Development Code Section 60.050 Prohibited Uses, is deleted in its entirety.

Section 3. Tualatin Development Code Map 9-4 is deleted and replaced with amended Map 9-4, as shown on Exhibit 1, which is attached and incorporated herein, for the purpose of removing the “Employment Area” designation on Blocks 28 and 29 of the Central Urban Renewal Plan.



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Suite 500
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503.243.3500
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DRAFT MEMORANDUM

DATE: March 13, 2015

TO: Aquilla Hurd-Ravich and Cindy Hahn, City of Tualatin

FROM: Mat Dolata, P.E., and Peter Coffey, P.E., DKS

SUBJECT: **Zone Change Trip Generation Comparison**
Transportation Analysis for the SW Mohave Court Plan Text Amendment

P#14125-000

This memorandum evaluates the traffic generation potential under existing and proposed zoning scenarios for the proposed SW Mohave Court Plan Text Amendment (PTA). The purpose of the analysis is to determine whether the proposed zone change would increase the site's motor vehicle trip generation potential. The memorandum includes project background, land use assumptions, trip generation for current and proposed zoning, and a findings summary. The motor vehicle trip generation potential is estimated by comparing the "worst reasonable case" of traffic generation for these land use scenarios.

BACKGROUND

The proposed SW Mohave Court PTA would affect 23 parcels located east of SW 90th Court, south of SW Old Tualatin Sherwood Road, and north and west of the BNSF railroad tracks near SW Boones Ferry Road. The parcels make up two blocks (numbers 28 and 29) of the Central Urban Renewal Area in Tualatin, Oregon. A map of the tax lots is included in the Technical Appendix.

A proposed PTA would modify the current Light Manufacturing (ML) zoning with General Commercial (CG) zoning overlay to permit some new land uses while restricting others. Land use actions in Oregon are subject to the requirements of the Transportation Planning Rule¹ (TPR). TPR analysis must be performed to determine if changes to comprehensive plans or zoning designations would have a significant impact on the transportation network. To evaluate the impact, the "reasonable worst case" of traffic generation is compared for existing and proposed land uses.

LAND USE ASSUMPTIONS

The following section describes the land use scenarios and key assumptions applied for estimated trip generation. The first land use scenario reflects the existing zoning: Light Manufacturing (ML) Planning District within the existing Central Urban Renewal District boundary that includes Tualatin Town Center. The second

¹ Oregon Administrative Rule, Chapter 660-012-0060, Department of Land Conservation and Development, Division 012, Transportation Planning

scenario modifies existing zoning by allowing some of the Central Commercial Planning District (CC) uses such as health and fitness clubs. Other currently permitted uses, such as gas stations, would be prohibited under proposed zoning.

Existing Zoning

The existing zoning allows a wide range of uses because it is designated for both industrial (Light Manufacturing - ML) and commercial (General Commercial - CG) uses. The ML designation is intended to support “warehousing, wholesaling, and light manufacturing processes.”² A wide range of other uses are permitted to support the industrial uses, including retail sales, service and office uses. The Central Urban Renewal District applies to the study area, per Section 60.030 of the Tualatin Development Code, allowing higher density General Commercial (CG) uses. Permitted uses include take-out restaurants (without drive-up windows), gas stations, and larger retail uses than would otherwise be allowed under ML zoning.

Key restrictions that limit the traffic generation potential of the site under current zoning include:

- Central Commercial Planning District (CC) uses are not permitted
- Office uses are limited to 25 percent of total gross floor area per site
- Retail sales areas and restaurants are not to exceed 1,500 square feet of gross floor area per use
- Restaurants may not have drive-up windows

Proposed Zoning

The proposed modifications would expand the permitted commercial land uses to include some uses that are allowed in Central Commercial Planning District (CC) zoning while prohibiting other land uses. The CC designation is intended to support “a full range of retail, professional and service uses of the kind usually found in downtown areas patronized by pedestrians”.³ The proposed zone change would provide more options for potential retail development, but would not necessarily increase the total size of retail uses on the site.

A key restriction that limits the traffic generation potential of the site under the proposed zoning scenario is that gas stations would not be permitted. In addition, retail anchor tenants such as grocery stores, supermarkets, and department stores would continue to be prohibited under proposed zoning.

Key Impacts to Traffic Generation Potential

A list of permitted and not permitted uses under existing and proposed zoning scenarios is included in the Technical Appendix. Traffic generation potential of the site will decrease as a result of prohibiting gas stations. Traffic generation potential of the site will increase as a result of the following:

- Larger health/fitness club allowed

² Tualatin Development Code, City of Tualatin, Chapter 60

³ Tualatin Development Code, City of Tualatin, Chapter 53

- Wider range and size of retail uses allowed
- Wider range and size of office uses allowed

Land Use Allocation

There are many common and/or similar uses permitted under existing and proposed zoning. The analysis assumes that a mixture of uses will continue to be reflected in the land use characteristics of each scenario. The land use assumptions were developed in coordination with City of Tualatin staff, reflecting their judgment of reasonable development potential on the site.

The existing zoning scenario is assumed to retain industrial uses, along with limited office and fitness uses that support the function of the industrial uses, while also incorporating the higher density commercial uses permitted through the Central Urban Renewal Plan.

The proposed land use scenario retains industrial uses, but reduces the overall share of land allocated to them. In this scenario some industrial uses are assumed to be replaced with office and commercial uses that reflect a higher density, mixed-use, and more pedestrian-oriented environment more typical of Central Commercial (CC) uses. The scenario assumes a fitness use (health and fitness club) is more likely to be constructed if the proposed land use action is adopted, based on the judgment of City of Tualatin staff.

Table 1 summarizes the land use allocations assumed for a “reasonable worst case” traffic generation analysis of each land use scenario. The land use allocations shown are applied to the gross square footage of buildable land in the 23 parcels that would be affected by the proposed PTA. The buildable land does not include land with existing roadways, as shown in the Technical Appendix.

Table 1: Land Use Characteristics by Scenario (Share of Gross Square Footage)

Land Use Type	Existing Zoning	Modified Existing Zoning
Industrial	35%	20%
Office	3%	10%
Commercial/Retail/Fitness	62%	70%

TRIP GENERATION

For evaluation of TPR compliance, potential traffic generation is compared for the proposed zoning relative to the existing zoning. Consistent methodology is applied to the existing and proposed land use scenarios to evaluate the increment of change in potential traffic generation. Trip generation rates are applied to estimated land uses to calculate trip generation potential. The land uses are estimated by applying typical building floor-to-area ratios to the developable land use allocation shown in Table 1. Permitted land uses that have higher trip generation potential are used to represent the “reasonable worst case” traffic generation for each land use scenario.

Trip Rates

Motor vehicle trip generation rates are based on rates from the ITE Trip Generation Manual.⁴ Representative rates were applied for each of the land uses assumed, as described below.

Industrial uses assume traffic generation potential according to ITE Code 110 (General Light Industrial) to reflect the variety of light manufacturing uses that currently exist on the site. Limited supporting uses such as general office (ITE Code 110) and health/fitness club (ITE Code 492) are included under the existing zoning scenario. The intensity of these uses is increased from 5% of the site to 20% of the site to reflect possible changes under the proposed zoning scenario. A higher trip generation rate is also applied for the office uses by assuming Medical-Dental Office Building (ITE Code 720) in the proposed zoning scenario, to reflect the expanded potential for office development under proposed zoning.

Retail uses that generate higher traffic volumes are assumed in both scenarios. Limited sized restaurants without drive-thru are permitted under existing and proposed zoning. Their traffic generation potential is calculated using ITE code 933(Fast Food without Drive Through). The expected size and number of restaurants (less than 3,000 square feet total) are limited in both scenarios, to reflect reasonable worst case development expectations. Gas/service stations (ITE Code 944) are assumed under existing zoning and prohibited under proposed zoning. The expected size and number of gas stations (16 fuel stations/pumps) are limited, to reflect reasonable worst case development expectations under existing zoning.

The remainder of the site is allocated for general retail uses. Since no specific developments or land uses have been identified at this time, Specialty Retail Center (ITE Code 826) is applied as a generalized retail land use category to estimate trip generation potential. This land use is described in the ITE Trip Generation Manual (p. 1578) as “generally small strip shopping centers that contain a variety of retail shops”. Other general retail rates such as Shopping Center (ITE Code 820) and Supermarket (ITE Code 850) are not considered to be appropriate for the site. The small size (and multiple ownership) of parcels on the site does not lend itself to large retail developments, superstores, or supermarkets. Furthermore, typical retail anchor tenants such as grocery stores, department stores, and movie theaters are not permitted under existing or proposed zoning.

Scenario Trip Totals

Daily and PM peak hour trips are estimated based on motor vehicle trip generation rates and estimated land uses. The results of the trip generation estimates are shown in Table 2. Trip generation calculation details and assumed land uses are included in the Technical Appendix.

⁴ Trip Generation Manual, 9th Edition, Institute of Transportation Engineers, 2012

Table 2: Trip Generation Comparison

Time Period	Existing Zoning	Proposed Zoning	Potential Change
Daily Trips	5,066	5,042	-23
PM Peak Hour Trips	403	386	-17

FINDINGS SUMMARY

Based on the land use assumptions documented in this memorandum, the proposed zoning change would not significantly increase daily trips or p.m. peak hour trips. There would be no level of service (mobility standard) impacts at adjacent intersections for the Transportation System Plan horizon year (2035) under this scenario. Because the proposed zoning change does not generate significantly more vehicle trips, the Transportation Planning Rule requirements (OAR 660-012-0060) would be sufficiently met.

The land use assumptions shown in Table 1 and the associated trip generation results shown in Table 2 represent one of many scenario comparisons that could be estimated for this proposed land use action. Other land use assumptions and trip rates could be applied to increase the difference in either direction. The land use assumptions were developed in coordination with City of Tualatin staff, reflecting their judgment of reasonable development potential on the site. We consider the scenarios developed for this analysis to be reasonable and representative of potential development resulting from the zone change.

The City of Tualatin and ODOT will continue to require transportation impact studies to evaluate transportation impacts for significant redevelopments as they occur.

Technical Appendix

SW Mohave Court Transportation Analysis - Taxlots



Technical Appendix

SW Mohave Ct. Transportation Analysis - Land Area

	LAND AREA (gross square feet)	PARCEL NUMBER (RNO)	NOTE
1	9,435	R532187	
2	44,290	R532221	
3	16,918	R532196	
4	4,070	R532310	
5	12,975	R532329	
6	32,177	R532230	
7	21,869	R532150	
8	22,390	R532212	
9	9,466	R532178	
10	22,778	R532203	
11	29,329	R532169	
12	23,412	R1327451	
13	21,044	R1327460	
14	25,991	R1327479	
15	26,807	R1449141	
16	38,314	R1327488	
17	146,076	R1327530	
18	21,688	R1327549	
19	69,720	R532267	
20	29,109	R532249	
21	98,031	R1384905	
22	-	R532301	Current street location. Excluded from developable land.
23	-	R532258	Current street location. Excluded from developable land.
<hr/>			
Total	725,891		

725,891 Total Buildable Square Footage of 21 Tax lots under consideration
16.7 Acres

Tax Lot Blocks: 28
29

SOURCE: Metro RLIS

Technical Appendix- SW Mohave Court Transportation Analysis

Land Use Comparison Under Existing and Proposed Zoning - ITE Trip Generation Codes

ITE Code	Description	Existing Zoning	Proposed Zoning	Comments on Proposed Land Use Action	Comments on Reasonable Worst Case Scenario Traffic Generation
		[CG/ML]	[CG/ML + Limited CC + Limited Restrictions]		
Transportation					
10	Waterport/Marine Terminal				No effect.
21	Commercial Airport				
22	Gen. Aviation Airport				
30	Truck Terminal				
90	Park-and-Ride Lot with Bus Service				
93	LRT Station w/ Parking				
Industrial					
110	Gen Light Industrial	Permitted	Permitted	No significant changes proposed related to industrial uses. However, assembly, packing, & treatment of beer and other alcohol products would be permitted.	No effect.
120	Gen Heavy Industrial				
130	Industrial Park	Permitted	Permitted		
140	Manufacturing	Permitted	Permitted		
150	Warehousing	Permitted	Permitted		
151	Mini-Warehouse	Permitted	Permitted		
152	High Cube Warehouse				
160	Data Center	Permitted	Permitted		
170	Utilities	Permitted	Permitted		
Residential					
210	Single-Family Detached Housing			Residential uses are not permitted in either scenario.	No effect.
220	Apartment				
221	Low-Rise Apartment				
222	High-Rise Apartment				
223	Mid-Rise Apartment				
224	Rental Townhouse				
230	Residential Condo/Townhouse				
231	Low-Rise Res.Condo/Townhouse				
232	High-Rise Res.Condo/Townhouse				
233	Luxury Condo/Townhouse				
240	Mobile Home				
251	Senior Adult Housing Detached				
252	Senior Adult Housing Attached				
253	Congregate Care Facility				
254	Assisted Living				
255	Cont. Care Retirement Community				
260	Recreation Homes				
265	Timeshare				
270	Residential Planned Unit Dev. (PUD)				
310	Hotel				
311	All Suites Hotel				
312	Business Hotel				
320	Motel	Permitted		Use would not be permitted	
330	Resort Hotel				

Land Use Comparison Under Existing and Proposed Zoning - ITE Trip Generation Codes

ITE Code	Description	Existing Zoning	Proposed Zoning	Comments on Proposed Land Use Action	Comments on Reasonable Worst Case Scenario Traffic Generation
Recreational/Entertainment					
411	City Park				Health/Fitness Club is likely to be constructed as part of proposed zoning.
412	County Park				
413	State Park				
414	Water Slide Park				
415	Beach Park				
416	Campground/RV Park				
417	Regional Park				
418	National Monument				
420	Marina				
430	Golf Course				
432	Golf Driving Range				
433	Batting Cages				
435	Multipurpose Recreation Facility				
437	Bowling Alley				
443	Movie Theater w/o Matinee				
444	Movie Theater w/ Matinee				
445	Multiplex Movie Theater				
452	Horse Racetrack				
473	Casino/Video Lottery Establishment				
488	Soccer Complex				
490	Tennis Courts				
491	Racquet/Tennis Club	Permitted	Permitted	Restrictions on size of health/fitness club would be removed.	
492	Health/Fitness Club	Permitted	Permitted		
493	Athletic Club	Permitted	Permitted		
495	Recreation Community Center (e.g., YMCA)				
Office/Instituonal					
501	Military Base				None are significant to worst case scenario analysis.
520	Elementary School				
522	Middle/Junior High School				
530	High School				
534	Private School (K-8)				
536	Private School (K-12)				
540	Junior/Community College		Permitted	Additional permitted use (business college)	Medical/dental clinic uses will be permitted with proposed zoning. Office uses may be more likely under proposed zoning.
550	University/College		Permitted	Additional permitted use (business college)	
560	Church				
565	Day Care	Permitted	Permitted	Restrictions on size and location removed.	
566	Cemetery				
571	Prison				
590	Library				
610	Hospital				
620	Nursing Home				
630	Clinic		Permitted	Additional permitted use (medical-dental clinic)	
640	Animal Hospital/Veterinary Clinic	Permitted	Permitted		
710	General Office Building	Permitted	Permitted		
714	Corporate Headquarters Building	Permitted	Permitted	Restrictions on type and size of offices removed to allow business or profesional uses.	
715	Single Tenant Office Building	Permitted	Permitted		
720	Medical-Dental Office Building		Permitted	Additional permitted use	
730	Government Office Building				
731	State Motor Vehicles Department				

Land Use Comparison Under Existing and Proposed Zoning - ITE Trip Generation Codes

ITE Code	Description	Existing Zoning	Proposed Zoning	Comments on Proposed Land Use Action	Comments on Reasonable Worst Case Scenario Traffic Generation
732	Post Office				
733	Government Office Comple	Permitted	Permitted		
750	Office Park	Permitted	Permitted		
760	Research & Development Center	Permitted	Permitted	Restrictions on type and size of offices removed to allow business or professional uses.	
770	Business Park	Permitted	Permitted		
Retail					
810	Tractor Supply Store	Permitted	Permitted		Retail uses would more likely fall under speciality retail category 826 under proposed zoning. Commercial uses may be more likely under proposed zoning.
811	Construction Equipment Rental Store	Permitted	Permitted		
812	Building Materials & Lumber	Permitted	Permitted		
813	Free Standing Discount Super Store				
814	Variety Store				
815	Free-Standing Discount Store				
816	Hardware/Paint Store		Permitted	Additional permitted use	
817	Nursery (Garden Center)	Permitted	Permitted		
818	Nursery Wholesale	Permitted	Permitted		
820	Shopping Center				
823	Factory Outlet Center				
826	Specialty Retail Center	Permitted	Permitted	A range of specialty retail uses would be permitted.	
841	Automobile Sales				
842	Recreational Vehicle Sales	Permitted	Permitted		
843	Automobile Parts Sales		Permitted	Additional permitted use	
848	Tire Store	Permitted	Permitted		
849	Tire Superstore	Permitted	Permitted		
850	Supermarket				
851	Convenience Market (24 hours)				
852	Convenience Market (15-16 hours)				
853	Convenience Market w/ Gasoline pump	Permitted		Use would not be permitted	Gas stations would not be permitted.
854	Discount Supermarket				No effect.
857	Discount Club				
860	Wholesale Market				
861	Sporting Goods Superstore		Permitted	Additional permitted use	Commercial uses may be more likely under proposed zoning.
862	Home Improvement Superstore	Permitted	Permitted		
863	Electronic Superstore				
864	Toy/Children's Superstore				
866	Pet Supply Superstore		Permitted	Additional permitted use	
867	Office Supply Superstore		Permitted		
868	Book Superstore				
869	Discount Home Furnishing Superstore				
875	Department Store				
876	Apparel Store		Permitted	Additional permitted use	
879	Arts and Crafts Store		Permitted	Additional permitted use	
880	Pharmacy/Drugstore w/o drive-through				
881	Pharmacy/Drugstore w/ drive-through				
890	Furniture Store		Permitted	Additional permitted use	
896	Video Rental Store		Permitted	Additional permitted use	
911	Walk-In Bank				No effect.
912	Drive-In Bank				
925	Drinking Place		Permitted	Additional permitted use	Permitted w/restrictions. No significant change to restaurant uses.
931	Quality Restaurant				
932	High Turnover Sit-Down Rest.	Permitted	Permitted		
933	Fast Food w/o Drive-Thru	Permitted	Permitted		

Land Use Comparison Under Existing and Proposed Zoning - ITE Trip Generation Codes

ITE Code	Description	Existing Zoning	Proposed Zoning	Comments on Proposed Land Use Action	Comments on Reasonable Worst Case Scenario Traffic Generation
934	Fast Food With Drive-Thru				No effect. No significant change to restaurant uses.
935	Fast Food w/ Drive-Thru and No indoor Seat				
936	Coffee/Donut Shop w/o Drive-Through Window				
937	Coffee/Donut Shop with Drive-Through Window				
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating				
940	Bread/Donut/Bagel Shop with Drive-Through Window				No effect.
941	Quick Lubrication Veh. Shop	Permitted	Permitted		
942	Automobile Care Center	Permitted	Permitted		Gas stations would not be permitted.
944	Gas/serve Station	Permitted		Use would not be permitted	
945	Gas/Serv. Station with Conv. Market	Permitted		Use would not be permitted	
946	Gas/Serv. Station with Conv. Market & Car Wash	Permitted		Use would not be permitted	
947	Self-serve Car Wash	Permitted	Permitted		No effect.
950	Truck Stop				

Expansion of permitted land use

Restriction of permitted land use

SW Mohave Ct. Transportation Analysis - Scenario Trip Generation Comparison

DRAFT

Existing Zoning Scenario

ITE Code	Land Use Type	% of buildable land	Change from Existing	FAR*	Building Square Feet	% of total Building SqFt	ITE Unit	Daily Rate	PM Rate	Daily Trips (All)	PM Trips (All)	% Internal Trip Reduction **	% Primary Trip Reduction ***	Daily Primary Trips	PM Primary Trips
110	Gen Light Industrial	35%	-	0.30	76,219	37.0%	76.2 ksf	7.0	1.0	531	74	0%	0%	531	74
492	Health/Fitness Club	2%	-	0.25	3,629	1.8%	3.6 ksf	43.9	3.5	159	13	20%	0%	127	10
710	General Office Building	3%	-	0.40	8,711	4.2%	8.7 ksf	11.0	1.5	96	13	20%	0%	77	10
720	Medical-Dental Office Building	0%	-	0.35	-	0.0%	0.0 ksf	36.1	3.6	-	-	20%	0%	-	-
826	Specialty Retail Center	50%	-	0.30	108,884	52.8%	108.9 ksf	44.3	2.7	4,826	295	20%	25%	2,895	177
933	Fast Food w/o Drive-Thru	2%	-	0.20	2,904	1.4%	2.9 ksf	194.2	26.2	564	76	20%	45%	248	33
944	Gas/serve Station	8%	-	0.10	5,807	2.8%	16.0 fuel stations	168.6	13.9	2,697	222	20%	45%	1,187	98

Total: 100.0% 206,153 100.0% 8,873 693 5,066 403

Proposed Zoning Scenario

ITE Code	Land Use Type	% of buildable land	Change from Existing	FAR*	Building Square Feet	% of total Building SqFt	ITE Unit	Daily Rate	PM Rate	Daily Trips (All)	PM Trips (All)	% Internal Trip Reduction **	% Primary Trip Reduction ***	Daily Primary Trips	PM Primary Trips
110	Gen Light Industrial	20%	-15%	0.30	43,553	20.0%	43.6 ksf	7.0	1.0	304	42	0%	0%	304	42
492	Health/Fitness Club	10%	8%	0.25	18,147	8.3%	18.1 ksf	43.9	3.5	796	64	20%	0%	637	51
710	General Office Building	5%	2%	0.40	14,518	6.7%	14.5 ksf	11.0	1.5	160	22	20%	0%	128	17
720	Medical-Dental Office Building	5%	5%	0.35	12,703	5.8%	12.7 ksf	36.1	3.6	459	45	20%	0%	367	36
826	Specialty Retail Center	58%	8%	0.30	126,305	57.9%	126.3 ksf	44.3	2.7	5,598	342	20%	25%	3,359	205
933	Fast Food w/o Drive-Thru	2%	0%	0.20	2,904	1.3%	2.9 ksf	194.2	26.2	564	76	20%	45%	248	33
944	Gas/serve Station	0%	-8%	0.10	-	0.0%	0.0 fuel stations	168.6	13.9	-	-	20%	45%	-	-

Total: 100.0% 218,130 100.0% 7,880 592 5,042 386

Net Difference (vs. Base)
(23) (17)

Notes

* Floor-to-area ratio is estimated based on typical land uses.

**Internal trip reduction is applied to remove trips that would travel between uses within the site.

***A second trip reduction is applied to remove pass-by and diverted trips.

Trip reductions are estimated based on the *Trip Generation Handbook*, 2nd Edition, Institute of Transportation Engineers, 2004.

Daily trip rates for ITE Codes 492 and 933 are not available. Therefore, the ratio from PM peak hour to Daily trip generation from similar uses (ITE code 493 and 934) are applied to PM peak rates to estimate daily rates for ITE Codes 492 and 933.



City of Tualatin

www.ci.tualatin.or.us

April 27, 2015

Martha Bennett
Chief Operating Officer
600 NE Grand Avenue
Portland OR 97232

RE: REQUEST TO REMOVE DESIGN TYPE DESIGNATION FROM BLOCKS 28 & 29
OF THE CITY OF TUALATIN CENTRAL URBAN RENEWAL DISTRICT

Dear Ms. Bennett:

This letter is our formal request to remove the Employment Area (EA) 2040 Design Type designation from the area known as Blocks 28 & 29 of the City of Tualatin's Central Urban Renewal District (CURD).

Blocks 28 & 29 comprise approximately 20 acres immediately southwest of the City's downtown. The area is bounded by SW Old Tualatin-Sherwood Road on the north, BNSF railroad tracks on the east and south, and SW 90th Court on the west (see Attachment 1). There are 23 parcels of land in this area.

Existing zoning in this area includes a Light Manufacturing (ML) base with uses in the General Commercial (CG) planning district permitted, excluding Central Commercial (CC) uses which usually are allowed in CG. This restriction was imposed as part of the Central Urban Renewal Plan in 1984. CG is considered suitable for a full range of commercial uses and particularly suitable for businesses needing direct automobile access to the freeway and the arterial streets leading to the freeway.

At the request of property owners and businesses, and based on direction from the Tualatin City Council, City staff, with the assistance of a citizen-driven Development Planning Advisory Committee, is exploring ways to broaden allowed uses and provide more flexibility in this part of Tualatin. Specifically, we are proposing to add a variety of new uses from the CC planning district, as well as the assembly, packaging and treatment of beer and other alcohol products, with or without a tasting or tap room (from the General Manufacturing [MG] district), while prohibiting two currently allowed uses in CG – automobile service station, with or without a mini-mart, and motel or tourist court. We have developed draft changes to the Tualatin Development Code (TDC) to

accomplish this goal. (Attachment 2 contains the draft code language and Attachment 3 contains the draft Analysis and Findings for the Plan Text Amendment.)

In discussions with Metro staff, a concern was raised about compliance of the proposed changes with Title 4 of the Metro Regional Framework Plan. Specifically, Section 3.07.440(A) Protection of Employment Areas which states:

“...cities and counties shall limit new and expanded commercial/retail uses to those appropriate in type and size to serve the needs of businesses, employees and residents of the Employment Area.”

Land use in Blocks 28 & 29 currently includes a mix of light manufacturing and auto-oriented commercial/retail. The City receives numerous requests to allow Central Commercial (CC) uses, such as health and fitness facilities and studios, which currently are either allowed in limited size and as subordinate uses to manufacturing on any given property, or are prohibited outright. The 2005 Town Center Plan identified the need to rezone the entire area to CG, which allows CC uses outright.

The intent of Title 4 to protect Employment Areas will not be met with this proposed change. However, this area is in transition and currently only has about 35% industrial uses compared with 65% commercial/retail uses. The City is requesting to remove the EA designation given the current amount of industrial uses and the transitional status of the area.

Section 3.07.450 Employment and Industrial Areas Map outlines the process to accomplish the removal. The text of Section 3.07.450(C) and the City's response to the criteria is as follows:

“A city or county may amend its comprehensive plan or zoning regulations to change its designation of land on the Employment and Industrial Areas Map in order to allow uses not allowed by this title upon a demonstration that:”

- 1. “The property is not surrounded by land designated on the map as Industrial Area, Regionally Significant Industrial Area or a combination of the two;”**

Response: Attachment 4 includes Map 9-4 Design Type Boundaries of the Tualatin Development Code (TDC), which shows the EA designation of Blocks 28 & 29. As shown on the map, this area is bordered on the west by Industrial Area (IA), however, the rest of the area is bounded by Inner Neighborhood (IN) and Town Center (TC). Therefore, Blocks 28 & 29 are not surrounded by IA or RSIA, and this criterion is met.

- 2. “The amendment will not reduce the employment capacity of the city or county;”**

Response: The proposed amendment is not expected to reduce the employment capacity of the City of Tualatin. The proposed amendment is intended to allow more flexibility in uses in Blocks 28 & 29. Commercial/retail uses in the General Commercial (CG) Planning District, not including those in the Central Commercial (CC) Planning District, already are allowed in Blocks 28 & 29. There are several automobile-related uses in Blocks 28 & 29, however, in recent years property

owners have expressed interest in allowing uses more appropriate in CC, such as health and fitness studios, bicycle repair and sales, hardware sales, and beer brewing and tap room sales. This trend is consistent with the intent of the 2005 Town Center Plan, which identified the need to rezone the entire area of Blocks 28 & 29 to CG, which allows CC uses outright. The proposed amendment recognizes the transition in use from light manufacturing to predominantly commercial/retail use that is occurring in the area and the appropriateness of expanding commercial/retail uses consistent with its location and access. Further, the proposed amendment is specific to Blocks 28 & 29 and will not affect preservation and protection of existing industrial land elsewhere in Tualatin. Therefore, while the type of employment is expected to gradually change in this area to include less industrial employment and more commercial/retail employment, the change is not expected to reduce the employment capacity of the City overall. This criterion is met.

3. **“If the map designates the property as Regionally Significant Industrial Area, the subject property does not have access to specialized services, such as redundant electrical power or industrial gases, and is not proximate to freight loading and unloading facilities, such as trans-shipment facilities;”**

Response: Blocks 28 & 29 are not designated Regionally Significant Industrial Area (RSIA), do not have access to specialized services, and are not proximate to freight loading and unloading facilities; therefore, this criterion does not apply.

4. **“The amendment would not allow uses that would reduce off-peak performance on the Main Roadway Routes and Roadway Connectors shown on the Regional Freight Network Map in the RTP below volume-to-capacity standards in the plan, unless mitigating action is taken that will restore performance to RTP standards within two years after approval of uses;”**

Response: *[DKS Associates to provide information to complete this response; include Transportation Analysis as Attachment 5]*

5. **“The amendment would not diminish the intended function of the Central City or Regional or Town Centers as the principal locations of retail, cultural and civic services in their market areas; and”**

Response: Blocks 28 & 29 comprise approximately 20 acres of land in 23 parcels immediately southwest of Tualatin’s Town Center. Some of the parcels, about 35% of the total area, currently are occupied by light industrial uses such as a mini-storage facility and a supplier of concrete building materials. The remainder of the area, about 65%, is occupied with a variety of commercial/retail businesses. For several years Blocks 28 & 29 have been transitioning from light industrial use to commercial/retail because CG uses are allowed and the location of the area in close proximity to the Town Center makes the area appealing for this type of use. In addition the 2005 Town Center Plan identified the need to rezone the entire area of Blocks 28 & 29 to CG, which allows CC uses outright, for this reason. It is not anticipated that the proposed amendment will diminish the intended function of the Town Center as the principal location of retail, cultural and civic services in its market area for two reasons:

- The capacity of Blocks 28 & 29 to accommodate substantial commercial/retail development is severely limited by the small size of existing lots, multiple ownerships, and access constraints
- The proposed amendment would limit development of commercial/retail uses to 60,000 square feet per parcel, consistent with the intent of Title 4

The criterion is met.

6. **“If the map designates the property as Regionally Significant Industrial Area, the property subject to the amendment is 20 acres or less; if designated Employment Area, the property subject to the amendment is 40 acres or less.”**

Response: The area is designated EA and is less than 40 acres in size; therefore, the criterion is met.

The proposed amendment meets all applicable criteria for removing the EA designation from Blocks 28 & 29, as demonstrated above. Therefore, the City formally requests that the removal be approved.

If you need clarification or require more information in review and approval of this request, please do not hesitate to contact Aquilla Hurd-Ravich, Planning Manager, via phone to 503-691-3028 or email to ahurd-ravich@ci.tualatin.or.us.

Sincerely,

Sherilyn Lombos
City Manager

clh

Enclosures: 1. Area Map
2. Draft Code Language
3. Draft Analysis and Findings
4. Map 9-4 Design Type Boundaries
5. Transportation Analysis

cc: Name for Copy

Commercial Citizen Involvement Organization



Memorandum To: City of Tualatin Planning Staff
From: CCIO DPAG Committee (Scott Miller (Chair), Robert Kellogg, Cathy Holland)
Subject: Feedback From Property Owners on Potential Expansion of Commercial Uses
Date: February 23, 2015

On February 17, we finished contacting all of the property owners/representatives in Blocks 28 and 29. We started the process on December 15. At our face-to-face meetings, we gave them a copy of the Summary dated December 12, 2014, and asked for their feedback. Three were not available for face-to-face meetings. We sent them a digital copy of the summary and talked to those property owners by phone.

The following summarizes the feedback we received:

- Everyone expressing an opinion saw the proposed additional low traffic commercial uses as sensible and/or very helpful for the economic development of the area. Several asked to think about it and then contacted us saying they supported the proposal. Two did not get back to us but during our conversations, they didn't appear concerned about the changes.
- One property owner asked if existing conditional uses could become allowed uses. After talking with Aquilla, we reported back that was not possible.
- All property owners wish to see the final code language before agreeing to the removal of two allowed uses: gas station and motel/apartment. If the revised code language was what we described, then they generally agreed that neither use made sense for Blocks 28 & 29.
- Several suggested the following businesses did not make sense and if they were dropped from the list it would be fine with them: Antique shop or second hand store, pawn shop, and/or radio or television service.
- Several suggested a size limitation of 10,000 sq. ft. on some of the more "retail" type shops (Clothing store, sporting good store, jewelry store, etc.)
- Existing light manufacturing owners did not want to see the "zoning" changed from Light Manufacturing but thought the additional commercial uses did make sense.
- The majority liked the idea of a general formula using size and traffic rates rather than a specific list of commercial uses. This would allow the City to respond to requests from new types of businesses in a more timely way.

Below is the list of property owners we contacted:

Site Address	Tenant	Ownership
19302 SW MOHAVE CT	Tire Factory	JPF INVESTMENTS LLC
19340 SW 89TH AVE	Paragon Auto	CARNEY INVESTMENTS LLC
19350 SW 89TH AVE	NW Spray & Compressor	JKM PROPERTIES LLC
19355 SW MOHAVE CT	Miller Paint	MILLER PAINT CO INC
19365 SW 89TH AVE	Rev-Chem	BLACKSTONE INVESTMENT (2)
19401 SW MOHAVE CT	JC Motors	J C MOTORS OF TUALATIN LLC
19425 SW 89TH AVE	ADI-Mobile	OSWEGO WEST LLC
19460 SW 89TH AVE	Upscale Auto	NORTHLAND ENTERPRISES LLC (2)
19465 SW 89TH AVE	Contractors	JVTC EXPLORATIONS LLC
19470 SW 89TH AVE	Chocosphere	TGOC LLC
19470 SW MOHAVE CT	Oaktree	PIETKA PROPERTIES LLC
19477 SW 89TH AVE	Willamette Gray Stone	S N H CORPORATION
19404 SW 89TH AVE	Willamette Gray Stone	S N H CORPORATION
19493 SW 89TH AVE	Willamette Gray Stone	S N H CORPORATION
19480 SW 89TH AVE	Willamette Gray Stone	89TH STREET LLC
19488 SW MOHAVE CT	Columbia Self-Storage	COLUMBIA SELF-STOR LLC
8680 SW OLD Tual-Sher RD	Kmotion/Aaron Rental	CREATIVE ASSETS LLC
8750 SW OLD Tual-Sher RD	Brake Team	HURLBUTT FASANO & WONACOTT
8810 SW OLD Tual-Sher RD	Marsh Trans/Accurate Auto	MARSH JEFFREY O JR &
8930 SW OLD Tual-Sher RD	Undeveloped	KITCH TIM B & SUZANN P
8974 SW TUALATIN_SHER RD.	Cascade Funeral Directors/ Crown Memorial	RANDY TJADEN & MIKE FLEMMING

Open House: Blocks 28 & 29 Allowed Uses

Comment Summary

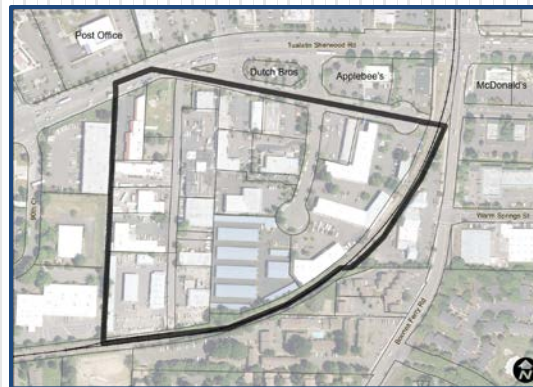
Roughly 15 individuals attended the Open House held on March 31, 2015, at 19354 SW Mohave Court in the Oak Tree Business Center.

Written comments received included the following:

- “Great!”
- “I am 100% in support of the changes to Blocks 28 & 29 and see it as a huge improvement to the City of Tualatin.”
- “Looks good to us!”
- “Good ideas—We support completely these extended uses.”
- “We appreciate the City’s willingness to work with the property owners on the zone changes. Thank you!”
- “We have had the same use on our property since 1973, but we are not a permitted use. We would like our use added to the list of permitted uses.”
 - Staff explained that the business currently operates under a conditional use permit, which would not be affected by the proposed code changes. It also was explained that it is not possible to make conditional uses permitted outright.
- “Please review current conditional uses and see if they can be added to new list and not be considered “conditional”.”
 - Staff responded to this comment similarly to the one above. It was explained that it is not possible to make conditional uses permitted outright.

Blocks 28 & 29 Allowed Uses

Tualatin City Council
April 27, 2015



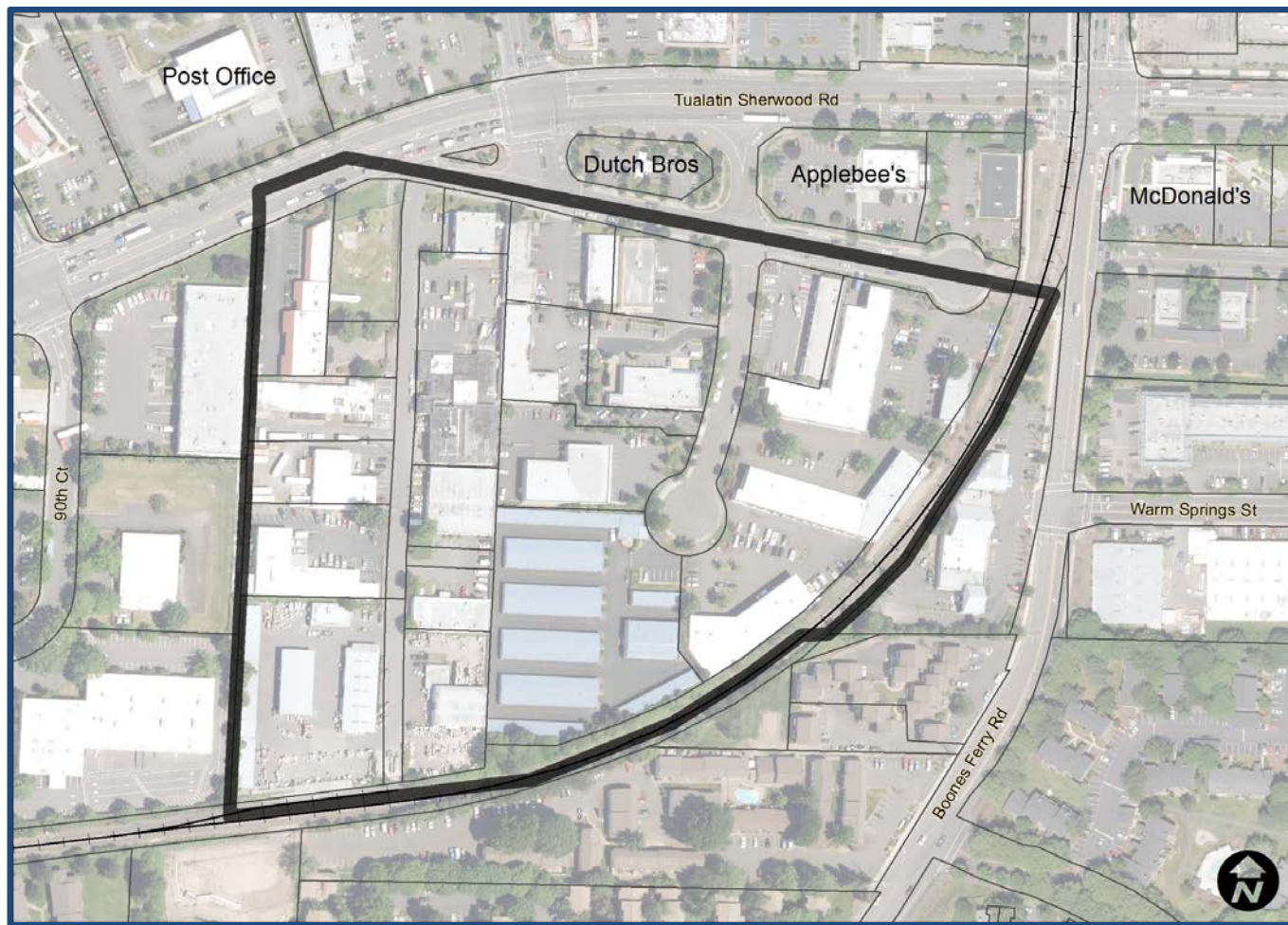
Background

- **March 2014:** City Council discussed project at work session
 - Expand uses to allow more flexibility
 - Possibly limit by type & size to control traffic impacts
- **July 2014:** DKS Associates hired for transportation analysis
- **October 2014:** CCIO DPAG prepared project status report
- **November 2014 – March 2015:** DPAG consulted with property owners & businesses
- **March 2015:** City staff consulted with ODOT, Washington County & Metro

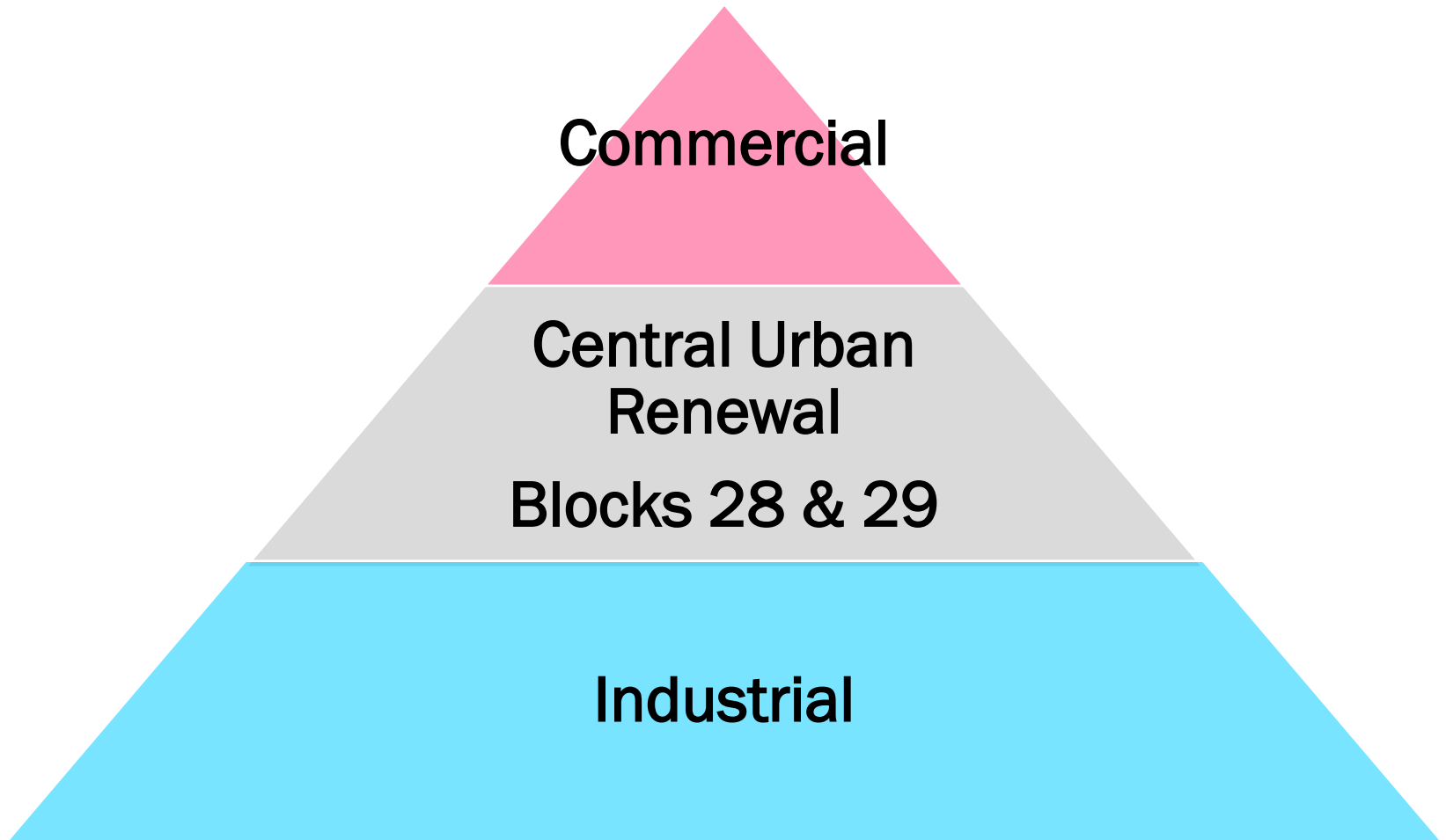
Purpose of Tonight's Meeting

- Explain possible code changes
 - Plan Text Amendment
- Prepare for review of PTA-15-02 and public hearing on June 8
- Seek authorization for City Manager to sign letter to Metro requesting removal of Employment Area designation

Site Location



Layered Uses



Proposed Change to Industrial Uses

- **Add:**
 - Assembly, packaging, and treatment of beer and other alcohol products, with or without a tasting or tap room.

Proposed Change to Commercial Uses

- **Prohibit:**

- Automobile service station, with or without a mini-mart.
- Motel or tourist court.

- **Limit:**

- Size of all commercial/retail uses to 60,000 square feet per property

- **Allow:**

- Outdoor seating associated with tasting or tap rooms and eating and drinking establishments



Proposed Change to Commercial Uses

- **Office Uses - New:**
 - Medical-dental clinic
 - Business or professional office
 - Real estate office
- **Office Uses - Existing:**
 - Veterinarian's office or animal hospital
- **Retail Uses - New:**
 - Antique shop or secondhand store
 - Appliance store (incidental repairs only)
 - Automobile accessory sales and auto parts retailing and wholesaling
 - Bicycle sales, service or repair
 - Book store
 - Clothing store
 - Florist
 - Furniture store (non-warehouse type)
 - Hardware store
 - Jewelry store
 - Pawn shop
 - Pet shop
 - Plant shop
 - Record or music shop
 - Scientific or professional instrument sales or repair
 - Sporting goods store
 - Stationery store



Proposed Change to Commercial Uses

- **Retail Uses - Existing:**

- Boat, boat motor and boat trailer sales (with restrictions)
- Building and home improvement materials and supplies retail sales (with restrictions)
- Feed and seed store
- Motorcycle sales and service
- Recreational water, snow, and land vehicle sales and service

- **Service Uses - New:**

- Barber or beauty shop
- Blueprinting, photostating, printing, lithographing, or other reproduction process
- Business college

- Business machines sales, service or repair
- Eating and Drinking Establishments:
 - Catering establishment
 - Tavern or cocktail lounge
- Health or fitness facility
- Laundry or drycleaning establishment
- Locksmith or gunsmith
- Magazine or newspaper distribution agency
- Radio or television service
- Shoe repair shop
- Studio, including music, art, dancing, photography or health
- Telephone or telegraph exchange
- Watch and clock repair



Proposed Change to Commercial Uses

- **Service Uses - Existing:**

- Automobile glass shop; auto leasing office; auto service shop; and auto tire shop (with restrictions)
- Automobile towing company office and dispatch office (with restrictions)
- Dental laboratory
- Eating and Drinking Establishments:
 - Drive-in restaurant (with restrictions)
 - Take-out restaurant (with restrictions)
- Frozen food locker
- Memorial planning and products center
- Nursery or greenhouse

- Optical lens grinder
- Photo processing
- Publishing house
- Rental of various small equipment, tools, and devices
- Taxidermy shop
- Testing laboratory

- **Other Uses:**

- Other uses of similar character, found by the Planning Director to meet the purpose of this district, as provided by TDC 31.070.

Other Changes

- **Clarify:**
 - Conditional use language related to retail automobile service stations
- **Delete:**
 - Prohibited Uses section from ML
- **Remove:**
 - Employment Area (EA) designation from Blocks 28 & 29 and update TDC Map 9-4

Next Steps

April 27: City Council Preview of
Code Changes



May 21: Planning Commission
Recommendation



June 8: Public Hearing



June 22: Ordinance Adoption

Questions & Discussion



STAFF REPORT

CITY OF TUALATIN

City Council Work Session

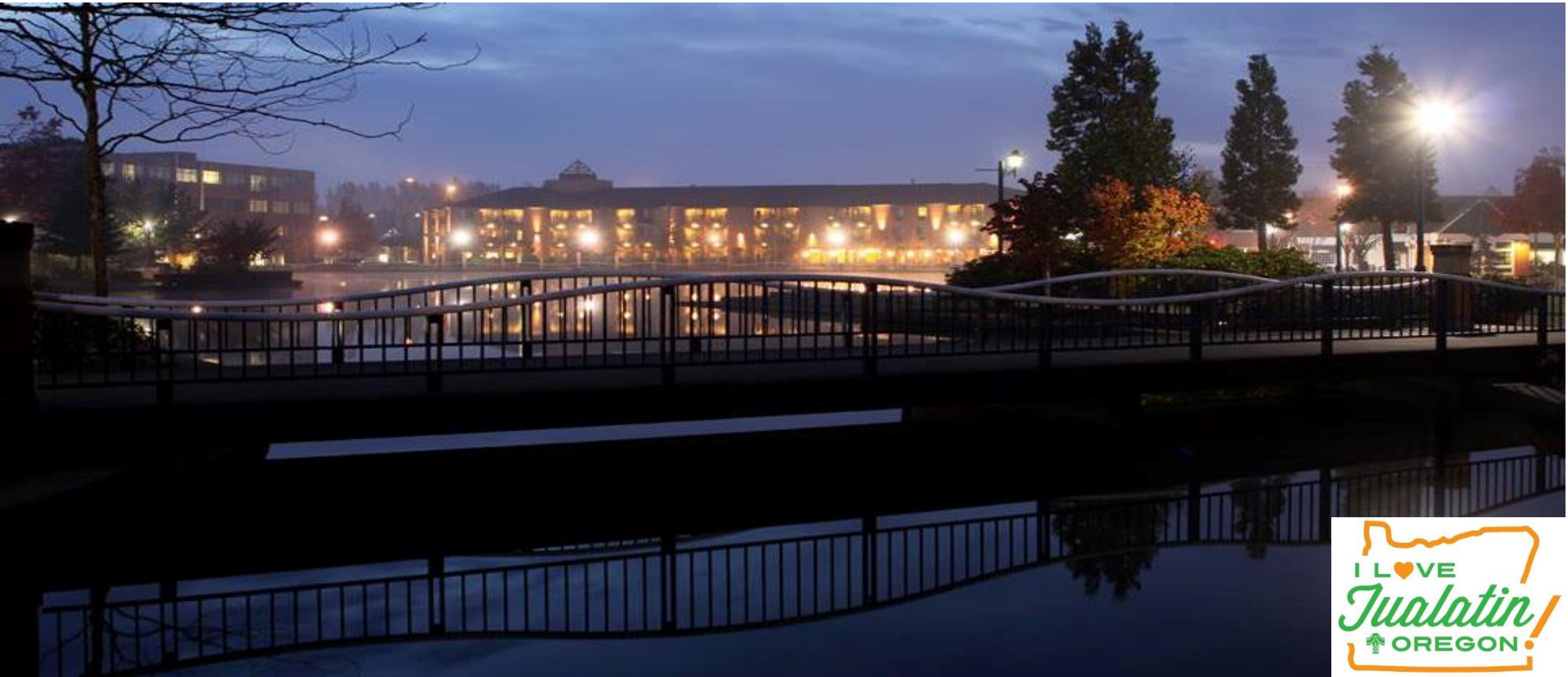
Meeting Date: 04/27/2015

Subject: City Facilities Study Update

Through: Sherilyn Lombos, Administration

City Facilities Study Update PowerPoint

community open house #2



April 16, 2015

YOST GRUBE HALL
ARCHITECTURE



CITY FACILITIES STUDY

FEBRUARY/MARCH 2015

enVISION the FUTURE



Note: building H is 1.5 miles away and is not shown on this diagram

CITY SERVICES: where do I go?

Tualatin City staff is located in seven buildings around town, and so are your services. You can check-out the directory on the map above. Tualatin is studying these buildings to assess their current conditions, identify space needs for the next 20 years, and make sure City services are being provided in the most efficient way possible. The City Facilities Study is looking at places for City services, as well as assessing community gathering spaces. Tualatin is an active community with many clubs, groups, programs and volunteers, and these groups use public spaces to hold meetings, events and activities. This study is looking for in-out about space needs and ways to improve our public spaces.

what do we HAVE?

We have 39,251 usable square feet throughout the buildings being looked at in this study. 21,181 square feet of this space includes the library, which leaves 17,970 square feet for City services. The City had Yost Grube Hall (YGH) and studio to hold us look at the conditions of these spaces and see what the City will need over the next 20 years.

Waste Area Summary	
Energy	21,181 square feet
City Office	5,778 square feet
Library	1,052 square feet
Community Services	1,522 square feet
City (Main Building - 1st floor)	1,522 square feet
City (Main Building - 2nd floor)	2,952 square feet
City (Main Building - 3rd floor)	912 square feet
Total	39,251 square feet

building A City Office, Main Building, 1st floor, 5,778 square feet
building B City Office, Main Building, 2nd floor, 2,952 square feet
building C City Office, Main Building, 3rd floor, 912 square feet
building D City Office, Main Building, 4th floor, 912 square feet
building E City Office, Main Building, 5th floor, 912 square feet
building F City Office, Main Building, 6th floor, 912 square feet
building G City Office, Main Building, 7th floor, 912 square feet
building H City Office, Main Building, 8th floor, 912 square feet

COMMUNITY SERVICES building

The building appears to have been constructed in the 1940s or 1950s and was used as a school until the 1990s.



INFORMATION SERVICES space

The building is a single-story building, the building appears to have been constructed in the 1940s or 1950s and was used as a school until the 1990s.



LAFKY house

The building is a single-story building, the building appears to have been constructed in the 1940s or 1950s and was used as a school until the 1990s.



LIBRARY city offices

The City's main portion of the building was constructed in 1950 and the library was added in 2000.



POLICE building

The building is a single-story building, the building appears to have been constructed in the 1940s or 1950s and was used as a school until the 1990s.



SENECA building

The building appears to have been constructed in the 1940s or 1950s and was used as a school until the 1990s.



POILL SENIOR center

The building is a single-story building, the building appears to have been constructed in the 1940s or 1950s and was used as a school until the 1990s.

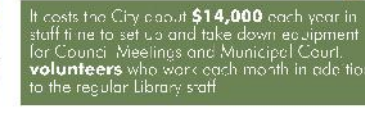
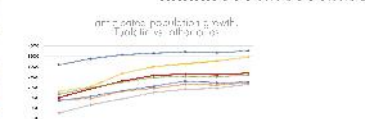
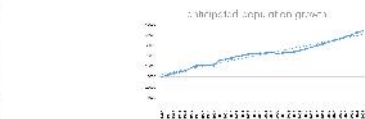


community open house #1



are we READY?

Tualatin has seen steady growth over the past 20 years, and we expect this trend to continue in the future. The City wants to be ready to serve the community as the population grows and changes.



what do we NEED?

Through meetings with staff, one research on industry standards and best practices, YGH has determined we need 57,000 square feet of new space.

AREA & STAFF summary

Area	Staff	Area	Staff
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10

Area	Staff	Area	Staff
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10

Area	Staff	Area	Staff
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10
City Office	10	City Office	10

why does this matter to YOU?

This study is important for several reasons. First, the City must maintain its infrastructure from roads to buildings, and this requires extra dollars. We want to make sure our buildings are safe, secure and well-maintained, so we can continue to provide the high-quality services expected by our customers.

Second, the community spaces and public program spaces in our facilities are there for everyone to use and enjoy, and we want to be sure we are meeting the community's needs.

And finally, the City is always looking for new ways to use our resources, and these are staff services that come from being in so many different locations. These experiences are enhanced by our staff who travel from building to building to do business, and by City staff who are separated from each other and are unable to do their jobs as easily as they would be working in a central location.

Finally, this community study is an opportunity for Tualatin to use Vision Plans to look at how the City can find additional community gathering spaces, and this is a chance to study all of the alternatives and hear what the community wants.



City staff typically spend up to 3 hours each week commuting to and from different buildings for meetings.

how do I get INVOLVED?

From February 19 - April 30, the City will gather input from the community. You can share your ideas and feedback on the City's vision plans, or join us at a Community Open House to learn more and share your input. Help us envision the future.

SHARE your INPUT!

- Community Open House on April 16 at 6:30 pm
- Surveys available at City public centers, the Library and www.tualatin.gov/hell.com
- #TualatinOpenHouse on Twitter is a way to share your ideas or concerns with the City
- Email your comments to csingen@ci.tualatin.or.us

YOST GRUBE HALL
ARCHITECTURE

community open house #1



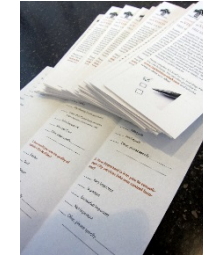
public outreach activities update

- Fact Sheet
- Surveys
- #TualatinTownHall
- Tualatin Life
- Tualatin Today
- E-News
- Website
- Social Media
- Briefings to Advisory Committee Meetings
- Briefings to Citizen Involvement Organizations
- Spanish Outreach Efforts
- YGH Conditions Assessment and Space Requirements Report on Website
- Display Boards in Library
- Coverage in Oregonian
- Open Houses in February and April



preliminary survey results

1. Which City facilities have you visited in the past 6 months?
Library 94% Police 27% Municipal Court 5%
JPC 52% Meeting Rooms 11% City Offices 42%
Other 14%
2. How would you rate the quality of Tualatin's City Facilities
Good 31% Inadequate 18% Adequate 18%
Other 18% Excellent 15%
3. How would you rate the accessibility of City services?
Good 32% Inadequate 11% Other 10%
Adequate 32% Excellent 15%
4. How important is it to consolidate City services into a central location?
Very Important 38% Important 16% Other 7%
Not Important 18% Somewhat Important 21%
5. How important is it to you for the City to provide more community gathering or meeting space?
Very Important 38% Somewhat Important 14% Other 4%
Important 30% Not Important 11%





#TualatinTownHall

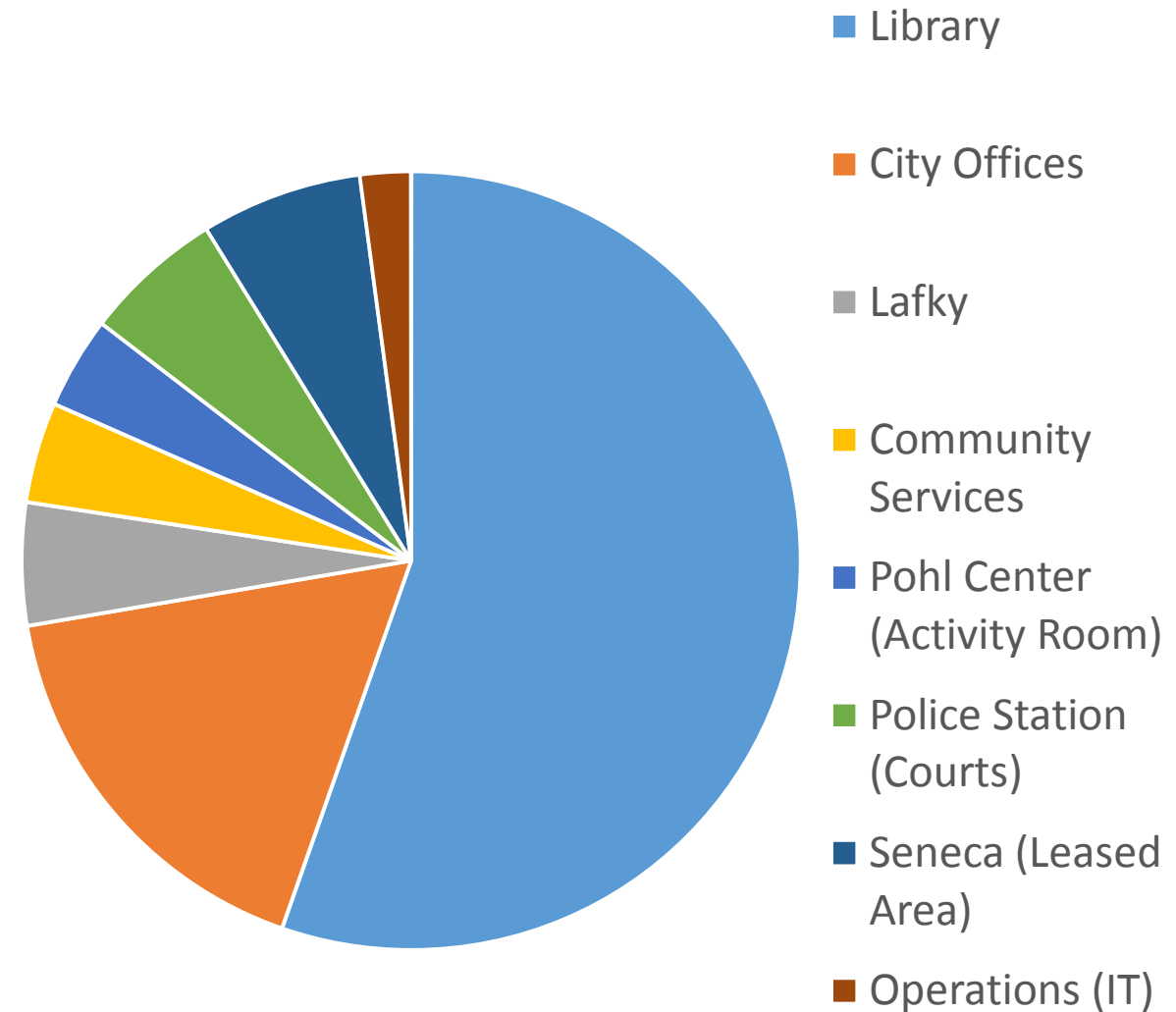
Share your ideas. Be heard. Build a better community.

- Visit www.tualatintownhall.com to share your ideas on future buildings:
 - Library Expansion
 - City Hall Locations
 - And More!
- #TualatinTownHall is an online platform that provides opportunities for government and citizens to work together by connecting civic challenges to community problem-solvers. We believe the best ideas and solutions for Tualatin will come from within the community. By using a platform that allows members of the community to contribute from their own homes and on their own schedules, we believe that we can engage a broader audience. And with this broader audience comes a broader range of ideas, solutions and participation. So, who should participate on this site? You! We want your ideas, your feedback, your comments and your point of view. Together, we can build a better Tualatin for the next generation!

staff needs and program assessments

City of Tualatin Useable Area Summary

Library	21,181 square feet
City Offices	6,478 square feet
Lafky	1,950 square feet
Community Services	1,600 square feet
Pohl Center (Activity Room)	1,462 square feet
Police Station (Courts)	2,210 square feet
Seneca (Leased Area)	2,560 square feet
Operations (IT)	810 square feet
Total Useable Area	38,251 square feet



staff needs and program assessments

DEPARTMENT/ FUNCTION	STAFF QUANTITY				AREA				NOTES
	2015	2017	2020	2025	2015	2017	2020	2025	
Administration- City Managers Office	5	5	6	7	1,799	1,820	1,955	2,038	
Administration- Human Resources	3	5	6	7	884	1,050	1,134	1,217	
Finance	9	10	11	12	2,587	2,670	2,753	2,915	
Finance- Municipal Courts	4	5	6	6	2,015	2,098	2,181	2,181	
Legal	2	2	2	2	650	650	650	650	
Information Services	3	4	4	4	780	863	863	863	
Community Development	23	24	26	34	5,195	5,351	5,517	6,261	
Community Services- Parks & Recreation	7	7	8	9	2,153	2,153	2,236	2,319	
Common Areas	0	0	0	0	7,020	7,020	7,020	7,020	
SUBTOTAL STAFF	56	62	69	81	23,083	23,676	24,310	25,464	SUBTOTAL USABLE AREA

	2015	2017	2020	2025	2015	2017	2020	2025	
TOTAL STAFF	56	62	69	81	23,083	23,676	24,310	25,464	TOTAL USABLE AREA
					26,545	27,227	27,957	29,284	TOTAL GROSS BUILDING AREA (+15%)

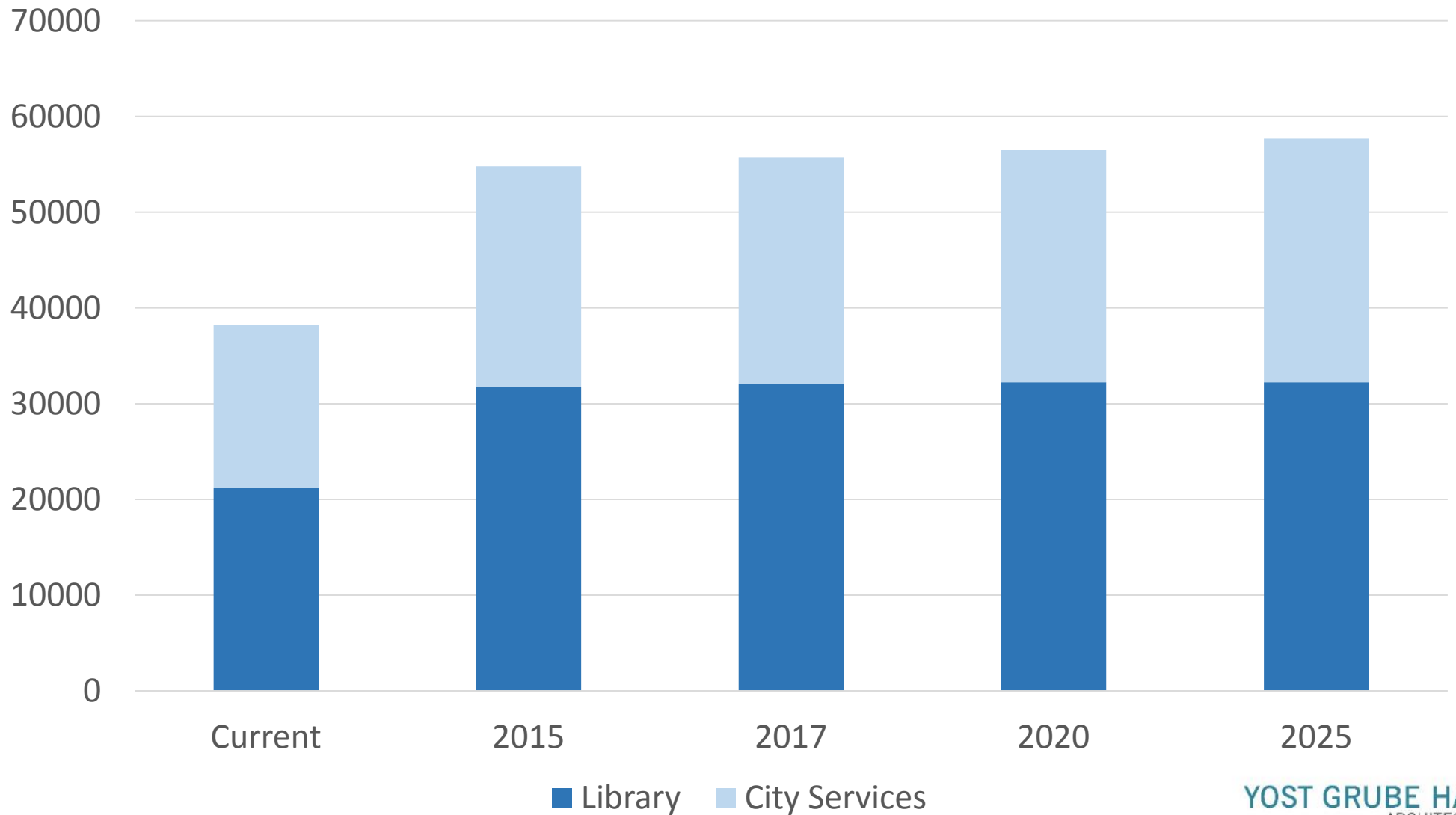
72 74 75 79 Parking Count Required
 13 14 14 15 Bike Parking Count Required

	2015	2017	2020	2025	2015	2017	2020	2025	
LIBRARY TOTAL STAFF	27	31	33	33	31,730	32,063	32,230	32,230	TOTAL USABLE AREA
					36,490	36,873	37,064	37,064	TOTAL GROSS BUILDING AREA (+15%)

91 92 93 93 Parking Count Required
 55 55 56 56 Bike Parking Count Required

staff needs and program assessments

Useable Area



preliminary options



CITY HALL

1. Lakeside Center
2. Aspen Place (ONA building)
3. Robinson Crossing
4. Site near Police Facility
5. Site near Clark Lumber
6. Site near Juanita Pohl Center
7. Threat Dynamics Site
8. Commons Site (Wichita Pub)

LIBRARY

- Expand current facility

A. LIBRARY

B. JUANITA POHL CENTER

C. LAFKY HOUSE

D. COMMUNITY SERVICES

E. POLICE FACILITY

preliminary option 1

lakeside center

- Building is large enough to accommodate 2025 City Hall needs.
- Vehicle access via signalized intersection at Nyberg.
- The building is not for sale. Lease space is \$27 to \$28 per s.f.
- Space currently available for lease is not big enough to meet current needs.
- Preliminary estimate of \$8,200,000 to lease and renovate.



preliminary option 2

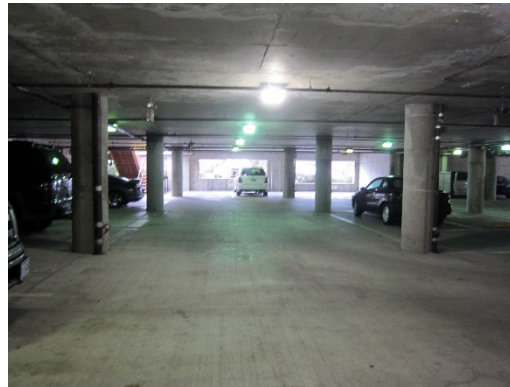
aspen place



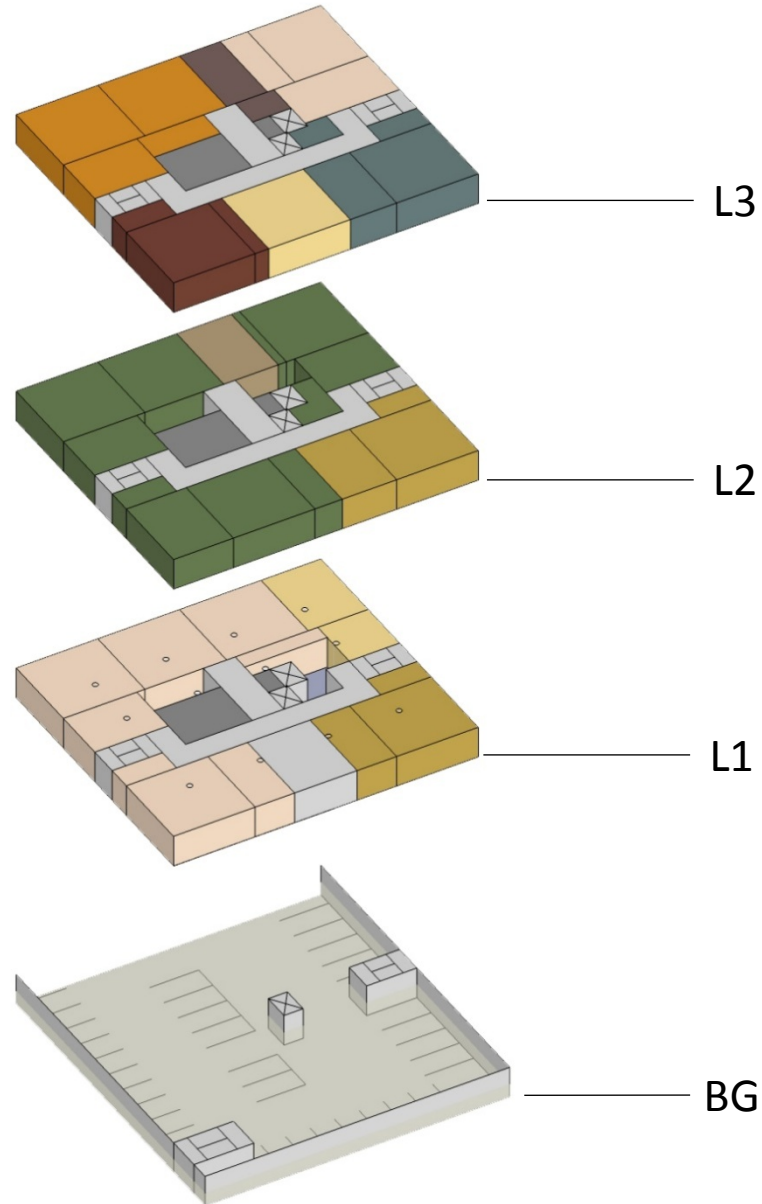
- Building is large enough to accommodate 2025 City Hall needs.
- Vehicle access not signalized, but close proximity to public transportation.
- Located in the Core Area Parking District.

preliminary option 2

- Public Parking is available on both sides of the building.
- Building is in but above the 100-yr floodplain.
- Preliminary estimate of \$9,000,000 to purchase and renovate.



preliminary option 2



- All functions requiring public access cannot be accommodated on ground floor.
- Will require modifications to existing building support areas.

Legend:

Finance	Legal
Finance- Municipal Courts	Information Services
Community Development	Community Services- Parks & Recreation
Common Areas	Building Support
Administration- City Managers Office	Circulation
Administration- Human Resources	

preliminary option 3

robinson crossing



- Building is large enough to accommodate 2025 City Hall needs.
- Vehicle access via signalized intersection at Seneca.
- Building is located in CAPD with parking available below and in Red, Blue and Yellow lots.

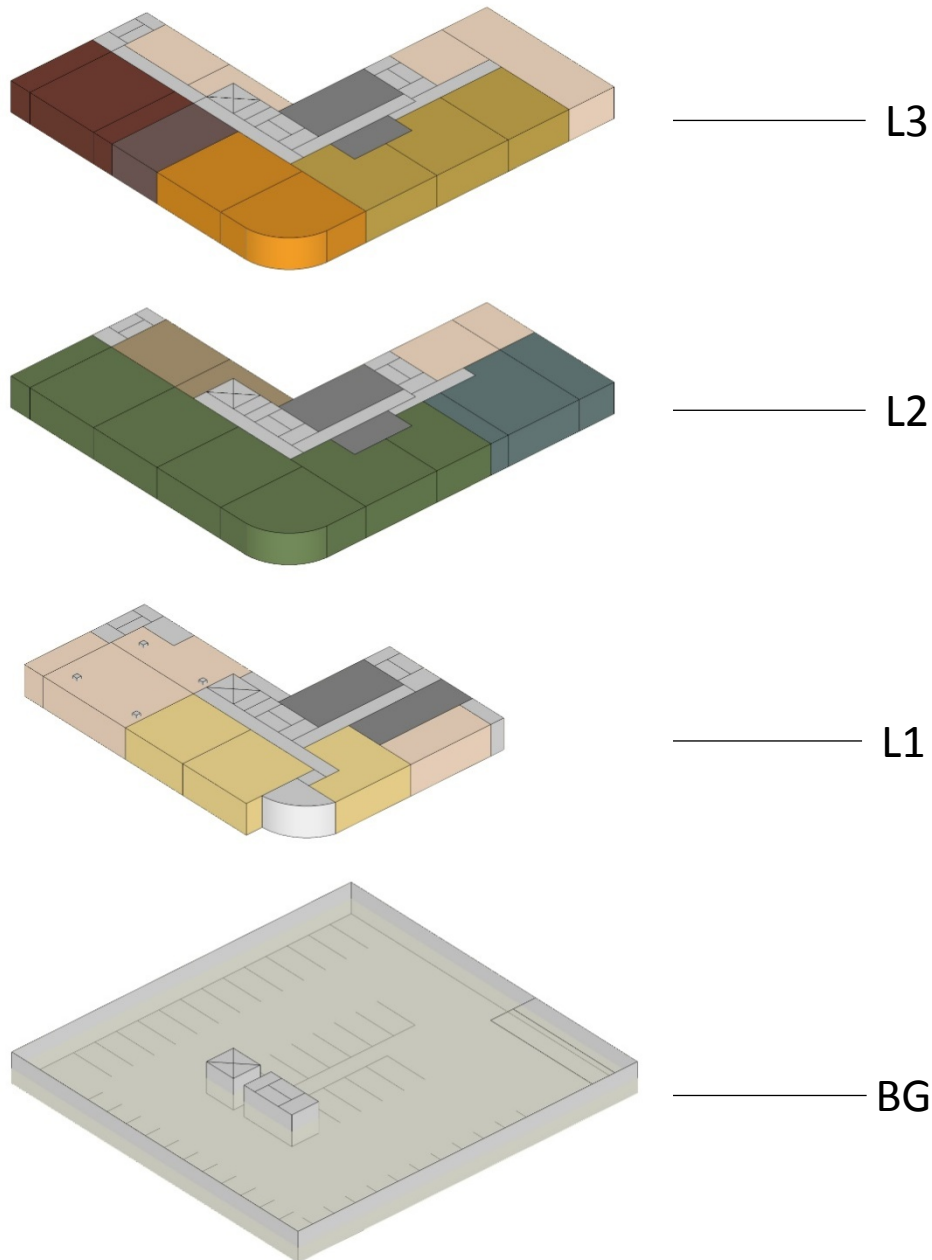


preliminary option 3

- The building is not currently for sale.
- The building is located within but above the 100-yr floodplain.
- Preliminary estimate of \$7,200,000 to lease and renovate.



preliminary option 3



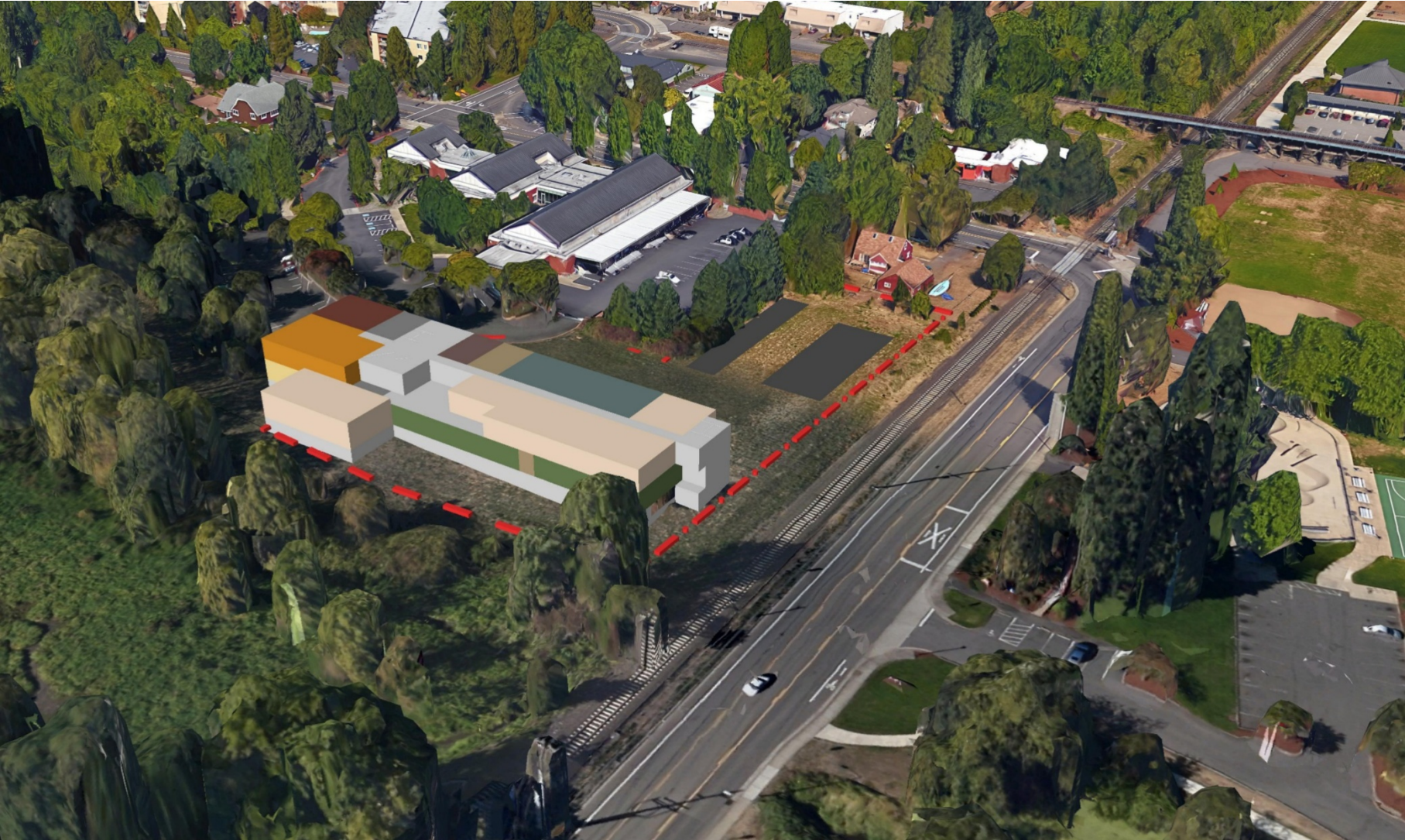
- All functions requiring public access cannot be accommodated on ground floor.
- Will require modifications to existing building support areas.

Legend:

Finance	Legal
Finance- Municipal Courts	Information Services
Community Development	Community Services- Parks & Recreation
Common Areas	Building Support
Administration- City Managers Office	Circulation
Administration- Human Resources	

preliminary option 4

police site



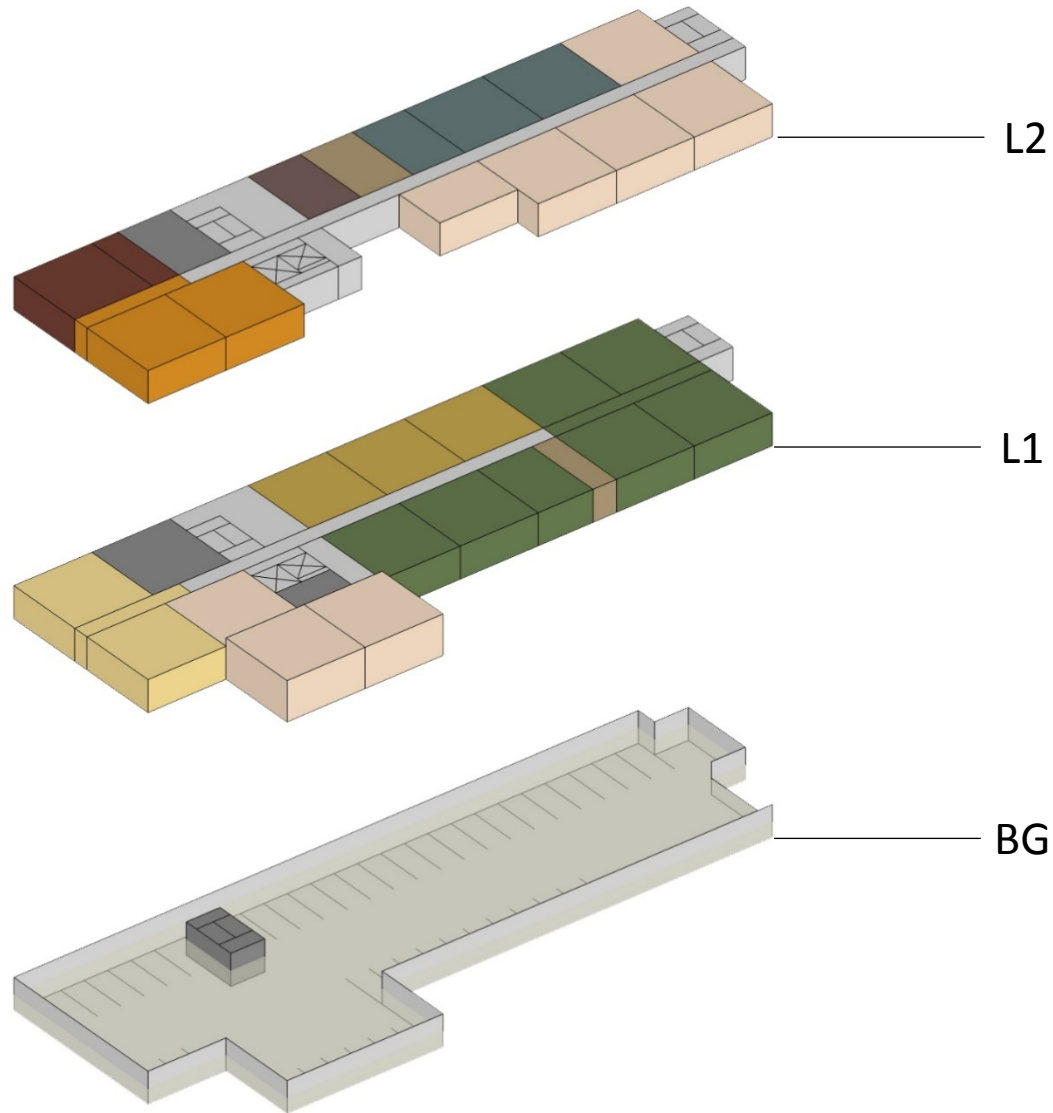
- The site is large enough to accommodate City Hall functions.
- Access is limited to signalized intersection at Tualatin Rd and Sweek Drive.
- Building is not in CAPD in 2025 projections: 98 vehicles and 16 bike parking spots.

preliminary option 4

- Building is in 100 year floodplain and would be constructed above it.
- Preliminary estimate of \$12,600,000 to construct a new building and associated site improvements.



preliminary option 4



- All functions requiring public access can be accommodated on ground floor.
- Can accommodate all necessary building support areas.
- New constructions allows building to be designed to specifically meet City standards and requirements.

Legend:

Finance	Legal
Finance- Municipal Courts	Information Services
Community Development	Community Services- Parks & Recreation
Common Areas	Building Support
Administration- City Managers Office	Circulation
Administration- Human Resources	

preliminary option 5

clark lumber



- Site is large enough to accommodate 2025 City Hall needs.
- Building is located in CAPD with parking available below and in Red, Blue and Yellow lots.
- The building is located within and would be above the 100-yr floodplain.



preliminary option 5




- The site is not currently for sale.
- Preliminary estimate of \$15,900,000 to acquire the site, construct the building and associated site improvements.

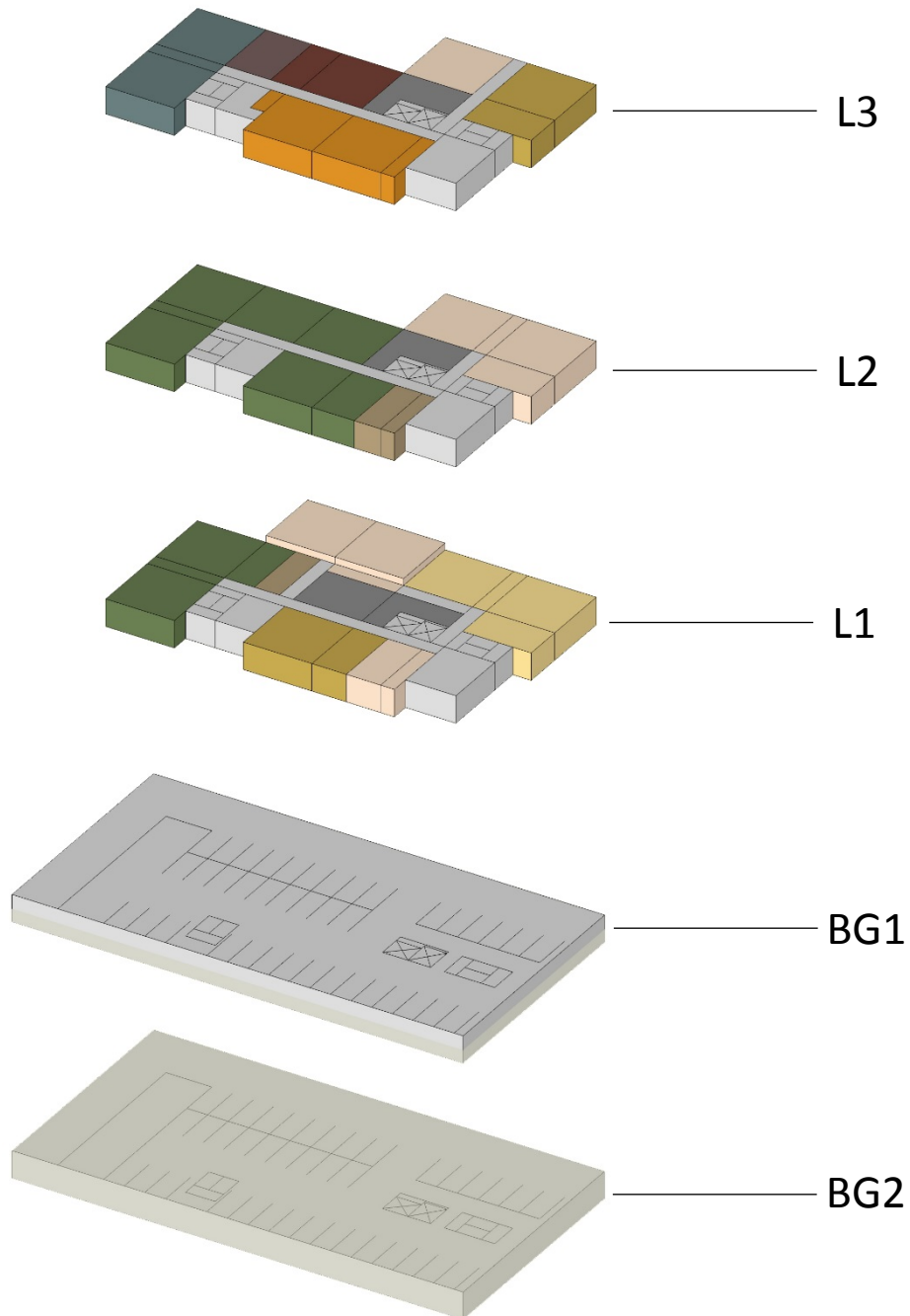


preliminary option 5

- All functions requiring public access can be accommodated on ground floor.
- Can accommodate all necessary building support areas.
- New construction allows building to be designed to specifically meet City standards and requirements.

Legend:

 Finance	 Legal
 Finance- Municipal Courts	 Information Services
 Community Development	 Community Services- Parks & Recreation
 Common Areas	 Building Support
 Administration- City Managers Office	 Circulation
 Administration- Human Resources	



preliminary option 6

pohl site

- Site is large enough to accommodate 2025 City Hall needs.
- Vehicle access via right turn entry /exit onto Boones Ferry Road.
- Building is located in CAPD with parking available below and in Green and White lots
- The site is currently for sale.



preliminary option 6a



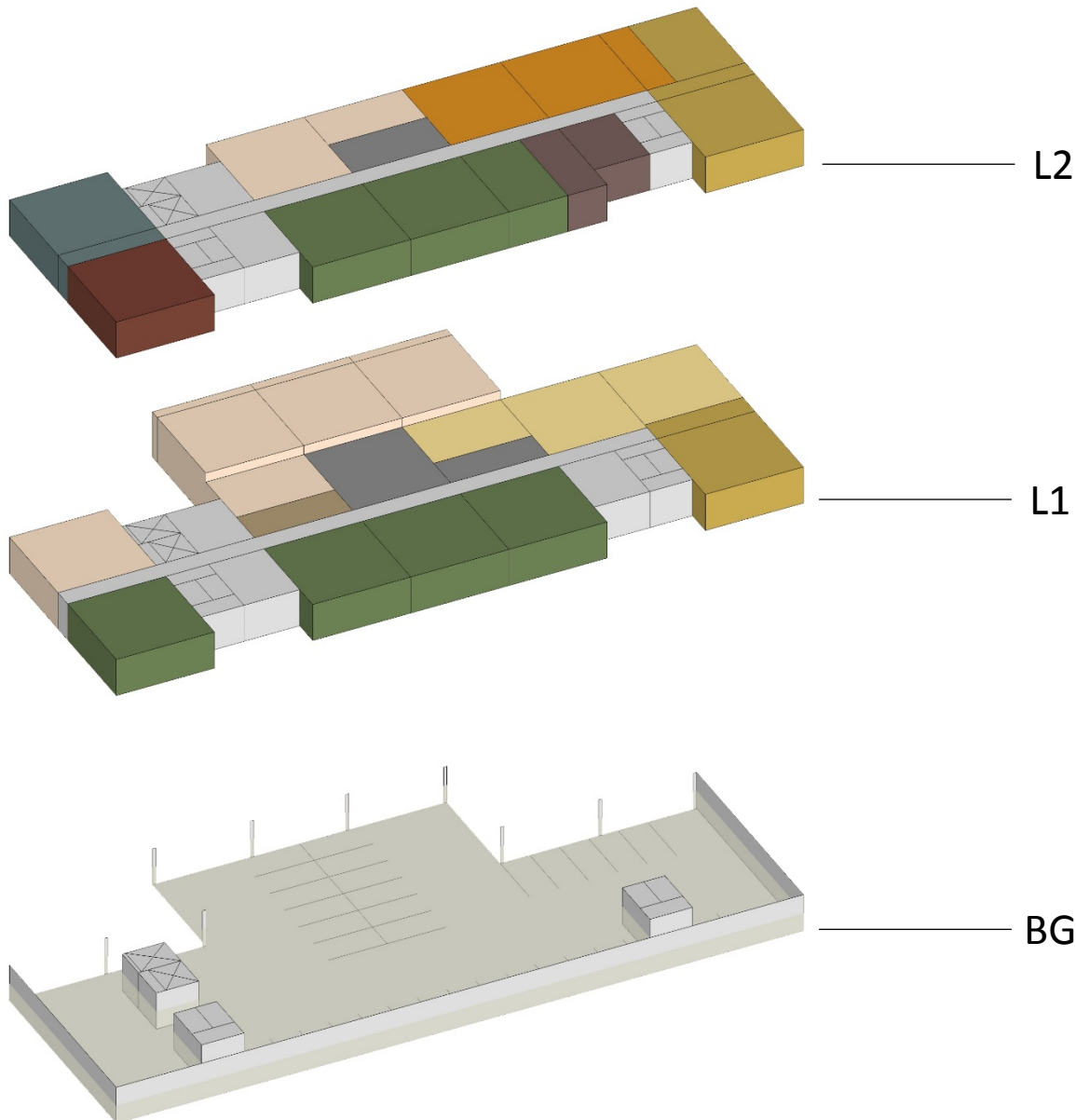
- Site is in 100-yr floodplain but building can be raised above.
- Preliminary estimate of \$17,300,000 to acquire the site, construct the building and associated site improvements.

preliminary option 6b



- Building footprint is above the 100-yr floodplain.
- Preliminary estimate of \$15,300,000 to acquire the site, construct the building and associated site improvements.

preliminary option 6a

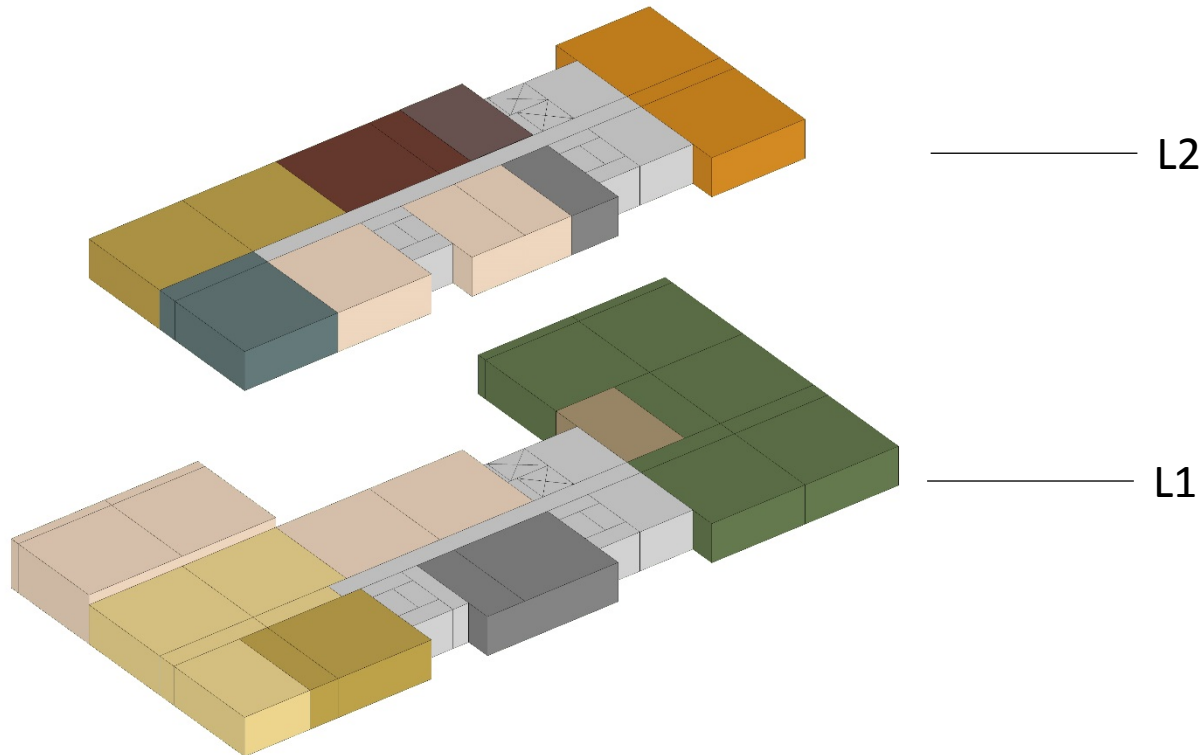


- All functions requiring public access can be accommodated on ground floor.
- Can accommodate all necessary building support areas.
- New constructions allows building to be designed to specifically meet City standards and requirements.

Legend:

Finance	Legal
Finance- Municipal Courts	Information Services
Community Development	Community Services- Parks & Recreation
Common Areas	Building Support
Administration- City Managers Office	Circulation
Administration- Human Resources	

preliminary option 6b



- All functions requiring public access can be accommodated on ground floor.
- Can accommodate all necessary building support areas.
- New constructions allows building to be designed to specifically meet City standards and requirements.

Legend:

Finance	Legal
Finance- Municipal Courts	Information Services
Community Development	Community Services- Parks & Recreation
Common Areas	Building Support
Administration- City Managers Office	Circulation
Administration- Human Resources	

preliminary option 7

threat dynamics site



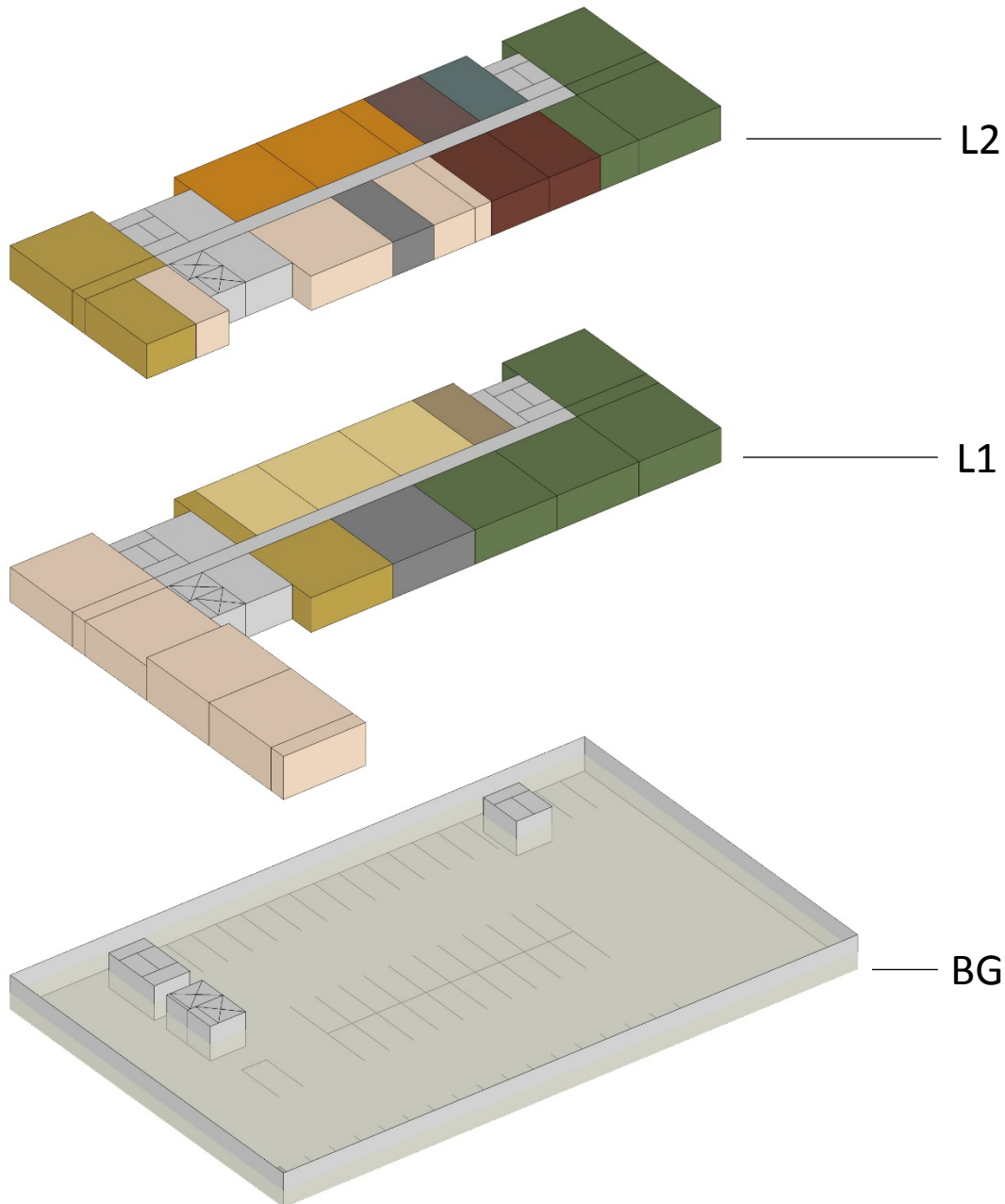
- Site is large enough to accommodate 2025 City Hall needs.
- Building is not located in CAPD with parking available below.
- The building is located within the 100-yr floodplain and would be constructed above it.

preliminary option 7

- The site is in escrow.
- Preliminary estimate of \$20,000,000 to acquire the site, construct the building and associated site improvements.











preliminary option 7



- All functions requiring public access can be accommodated on ground floor.
- Can accommodate all necessary building support areas.
- New constructions allows building to be designed to specifically meet City standards and requirements.

Legend:

 Finance	 Legal
 Finance- Municipal Courts	 Information Services
 Community Development	 Community Services- Parks & Recreation
 Common Areas	 Building Support
 Administration- City Managers Office	 Circulation
 Administration- Human Resources	

preliminary option 8

commons site



- Site is large enough to accommodate 2025 City Hall needs.
- Building is located in CAPD with parking available below and in White lots.
- The building footprint is located within the 100-yr floodplain and would need to be raised above it.

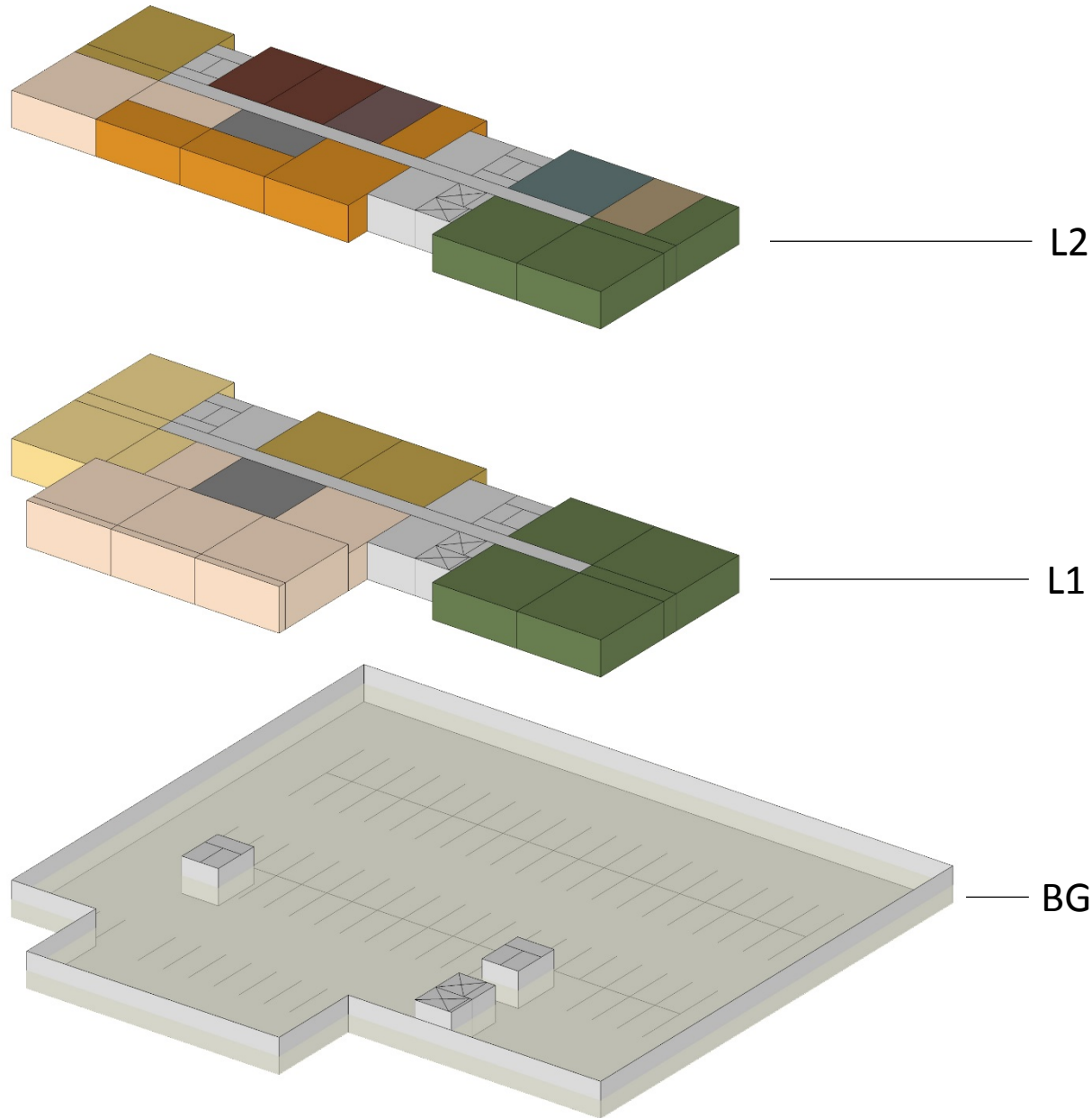
preliminary option 8



- This option will require demolition of existing building.
- The property is not currently for sale.
- Preliminary estimate of \$21,500,000 to acquire the site construct building and associated site improvements.



preliminary option 8



- All functions requiring public access can be accommodated on ground floor.
- Can accommodate all necessary building support areas.
- New constructions allows building to be designed to specifically meet City standards and requirements.

Legend:

Finance	Legal
Finance- Municipal Courts	Information Services
Community Development	Community Services- Parks & Recreation
Common Areas	Building Support
Administration- City Managers Office	Circulation
Administration- Human Resources	

Library expansion

- Existing Library Total Area: 21,181 sf.
- City services currently occupy 6,478 sf.
- Current facility designed as 1-story structure.



Library expansion



- Library Total Area in 2025 projections: 32,453 sf.
- Total Area provided with new two-story addition: 32,500 sf.
- No impact on existing parking.
- Preliminary estimate of \$4,700,000 for demolition and addition of two-story east wing.

Q & A

